

a. **Mitigation –**

PS-2.1 - Recycle at least 50 percent of construction waste. The Applicant and all contractors shall recycle at least 50 percent of waste generated by the project's construction activity. A signed recycling area shall be established on site and maintained in a manner to not attract sensitive wildlife.

PS-2.2 - Provide documentation of construction and demolition waste recycling. The Applicant shall provide documentation to the San Luis Obispo County Department of Planning and Building and Public Works that at least 50 percent of the construction or demolition waste has been recycled.

- b. **Findings –** Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment to a level of insignificance.
- c. **Supportive Evidence –** Please refer to pages C.13-104 through C.13-12 of the Final EIR.

3. **Impact PS-4: Project would contribute to cumulatively considerable public services, utilities, and service systems impacts when combined with impacts from past, present, and reasonable future projects.** The RevisedProposed Project could combine with past, present and reasonable future projects to cumulatively contribute to impacts on: emergency access for both fire and police protection; staffing of emergency response services; and solid waste generated in the Carrizo Valley. If the economic benefit provided to the County by the RevisedProposed Project and CVSR does not result in sufficient funds to cover the cumulative increased service needs of the projects, the need for increased public services would not be met resulting in a significant impact. In addition, solid waste generated during construction of the RevisedProposed Project, combined with waste from the CVSR and other projects in the region, could create a cumulatively considerable amount of waste. Mitigation measures are required to reduce the RevisedProposed Projects impacts to less than cumulatively considerable. Therefore, the RevisedProposed Project would result in Class II, cumulatively considerable significant but mitigable impacts to emergency access, staffing at public services, and solid waste facilities.

a. **Mitigation –**

PS-1.1 - Provide and maintain emergency access onsite (summary text above)

PS-1.2 - Sheriff Department Access Review (summary text above)

PS-2.1 - Recycle at least 50 percent of construction waste (summary text above)

PS-2.2 - Provide documentation of construction and demolition waste recycling (summary text above)

- b. **Findings –** Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment to a level of insignificance.
- c. **Supportive Evidence –** Please refer to pages C.13-15 of the Final EIR.

M. Transportation (Class II)

1. **Impact TR 1: Project implementation would increase vehicle trips to local or areawide circulation system or reduce existing “Levels of Service” on public**

roadway(s). See discussion of Class II safety and temporary lane closure impacts in M (1) under the Class I impacts.

2. Impact TR 2: Construction would temporarily disrupt school bus services

Construction of the Solar generation facility would result in increased traffic on Highway 58 and Highway 41. In the current 2009-2010 school year, school bus routes 4, 5, and 7 from the Atascadero USD travel these roads in the morning and afternoon. Project-related construction traffic would not be expected to result in substantial delays to buses operating under the current Atascadero USD bus routes and schedules.

However, the school bus routes are subject to change each school year; therefore, the potential exists for project construction traffic to result in delays to future bus routes and schedules. It is likely that impacts to any revised routes would be similar to those for the existing routes. Nevertheless, Mitigation Measure TR 2.1 is proposed to ensure that project-related traffic would not result in substantial delays to Atascadero USD school buses during construction (Class II).

a. Mitigation –

MM TR-2.1 - Coordinate construction traffic with school bus routes (annually). The Applicant shall submit a school bus traffic plan to the San Luis Obispo County Department of Planning for review and approval that provides a process for all project related construction traffic to follow which maximizes the safety, and minimizes delays of Atascadero USD school buses on Routes 4, 5, and 7. During project construction, the Applicant should annually coordinate (not later than July 1) with Atascadero USD staff for revisions to school bus route schedules.

- b. Findings –** Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment to a level of insignificance.
- c. Supportive Evidence –** Please refer to pages C.14-24 through C.14-26 of the Final EIR.

N. Water Resources (Class II)

1. Impact WR-1: Substantially deplete local groundwater supplies or interfere with groundwater recharge. The RevisedProposed Project would pump water from the Carrizo Plain Groundwater Basin to meet Project water demand requirements during construction and operation. Based on historic and recent groundwater studies of this area, the Carrizo Plain Groundwater Basin is not considered to be in overdraft conditions. Projections of future water supply and demand relevant to this basin have been made based on available data and reasonable assumptions. These projections indicate that implementation of the RevisedProposed Project would not substantially deplete local groundwater supplies or interfere with groundwater recharge, and would not cause the Carrizo Plain Groundwater Basin to be in overdraft conditions. However, in order to ensure that draw-down at nearby private wells resulting from pumping associated with the RevisedProposed Project would not be significant, mitigation measures would be required. Therefore, the RevisedProposed Project would result in Class II, significant but mitigable impacts related to groundwater supplies.

a. Mitigation –

WR-1.1 - Groundwater Monitoring and Reporting Plan. A Groundwater Monitoring and Reporting Plan shall be prepared and shall provide detailed methodology for monitoring background and site groundwater levels, water quality, and flow. During

construction and for at least the first 5 years of the project from the initiation of project construction, reports shall be submitted to San Luis Obispo County Department of Planning and Building for review and approval.

WR-1.2 - Install pervious and/or high-roughness groundcover where applicable. The Applicant shall submit a drainage design and hydrologic and hydraulic analysis that defines groundcover comprised of a pervious and/or high-roughness material (for example, gravel) to the maximum extent feasible, in order to ensure maximum percolation of rainfall after construction for the new substation and detention/retention basin design.

WR-1.3 - Construction site dewatering management. If groundwater is unexpectedly encountered during project construction, dewatering activities shall be performed in compliance with applicable State and local regulatory requirements.

WR-1.4 - Design onsite drainage improvements to maximize groundwater recharge. The Applicant shall design onsite drainage improvements to maximize groundwater basin recharge.

WR-1.5 - Develop master Drought Water Management and Water Conservation Education Programs. The plan shall provide guidelines on how all future water use will be managed during "severe" drought year(s). This plan shall include, but is not necessarily limited to: the definition of a "severe" drought year, identification of measures to reduce water usage for future development, identification of measures to be applied for landscape watering, and a determination of appropriate early triggers to determine when "severe" drought conditions exist.

- b. **Findings** – Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment to a level of insignificance.
- c. **Supportive Evidence** – Please refer to pages C.15-16 through C.15-24 of the Final EIR.

2. **Impact WR-2: Substantially alter the existing drainage pattern of the site in a manner that results in flooding on- or off-site.** The RevisedProposed Project would introduce new impermeable surfaces as permanent infrastructure and road improvements that would alter site-specific drainage patterns and could affect localized patterns of infiltration. This effect would be minimized through compliance with the San Luis Obispo County Grading and Stormwater Management Ordinance. This impact would be Class II, significant but mitigable, as related to drainage pattern alterations that could result in on- or off-site flooding.

- a. **Mitigation –**

WR-1.2 - Install pervious and/or high-roughness groundcover where applicable (Summary text above).

WR-1.4 - Design onsite drainage improvements to maximize groundwater recharge (Summary text above).

- b. **Findings** – Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment to a level of insignificance.
- c. **Supportive Evidence** – Please refer to pages C.15-2425 through C.15-2627 and page E-256 of the Final EIR.

3. **Impact WR-4: Project features located in a floodplain or watercourse could result in flooding, flood diversions, or erosion.** The RevisedProposed Project would not locate permanent infrastructure within a Flood Hazard Area (100-year flood zone) designated by the Federal Emergency Management Agency (FEMA). However, due to the compacted "footprint" of the RevisedProposed Project compared to the RevisedProposed Project, some solar panel arrays would be placed in jurisdictional waters and along the edges of 100-year floodplains. Some project features would be placed in areas subject to periodic overland flow and/or broad, ephemeral washes. The RevisedProposed Project would result in Class II, significant but mitigable impacts related to the placement of infrastructure in a floodplain or watercourse that could result in flooding, flood diversions, or erosion.

a. **Mitigation –**

WR-1.2 - Install pervious and/or high-roughness groundcover where applicable (Summary text above).

WR-4.1 - Minimize disturbance within stream channels. Avoid placement of project features or infrastructure that would disturb streambeds, ephemeral washes, or other sensitive hydrologic resources.

b. **Findings** – Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment to a level of insignificance.

c. **Supportive Evidence** – Please refer to page C.15-27 and C.15-28 and E-265 of the Final EIR.

4. **Impact WR-5: Construction or operation of the project could result in accidental releases of contaminants that could degrade water quality.** Motorized vehicles and equipment used during construction and operation/maintenance of the RevisedProposed Project could result in the accidental release of hazardous materials such as diesel fuel, gasoline, lubricant oils, hydraulic fluid, antifreeze, transmission fluid, lubricant grease, cement slurry, and other fluids. Due to reduced ground-disturbing activities required for the RevisedProposed Project, the potential for an accidental release of hazardous materials associated with equipment use would also be reduced. The RevisedProposed Project would result in Class II, significant but mitigable impacts related to accidental releases of contaminants that could degrade water quality.

a. **Mitigation –**

WR 5.1 - Accidental spill control and environmental training. A Construction Stormwater Pollution Prevention Plan (SWPPP) shall be prepared and shall include: a procedure for quick and safe cleanup of accidental spills; hazardous materials handling procedures; an emergency response program; and shall identify areas where refueling and vehicle maintenance activities and storage of hazardous materials would be permitted. An environmental training program shall be established.

WR 5.2 - No storage of fuels and hazardous materials near sensitive water resources. The Applicant shall identify the location of all fuels and hazardous materials storage areas on construction. Storage of fuels and hazardous materials shall be prohibited within the vicinity of surface water features, private groundwater supply wells, and community or municipal groundwater supply wells.

WR 5.3 - Maintain vehicles and equipment. The Applicant shall maintain all vehicles to be in good working order so that they are free of any and all leaks that could escape the vehicle or contact the ground, and ensure that any leaks or spills can be easily and properly removed.

- b. **Findings** – Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment to a level of insignificance.
 - c. **Supportive Evidence** – Please refer to pages C.15-298 through C.15-30 and page E-265 of the Final EIR.
5. **Impact WR-6: Project would contribute to a cumulatively considerable water resources impact when combined with impacts from past, present, and reasonable future projects.** Cumulative impacts related to groundwater supply and recharge would occur if the water supply required by the RevisedProposed Project combined with the water supply requirements of other development proposed in the Carrizo Plain Groundwater Basin exceeded the groundwater resources and the pre-existing nearby wells were no longer able to support existing land uses or planned uses. Mitigation is appropriate to develop and implement a Groundwater Monitoring and Reporting Plan which would accurately assess the RevisedProposed Project's pumping impacts from changes in background conditions, and to ensure that potential effects associated with the RevisedProposed Project pumping remain less than cumulatively significant.

Additional cumulative water concerns include altering the existing drainage pattern by RevisedProposed Project in conjunction with existing and reasonably foreseeable projects such that flooding on- or offsite would occur, or RevisedProposed Project features could be located in a floodplain or watercourse. Compliance with design specifications and BMPs required by the San Luis Obispo County Grading Ordinance would ensure that any increase in surface water runoff resulting from permanent project features would be location-specific, and that such effects would not combine to influence surface runoff in a manner which would result in flooding on- or off-site.

Cumulative impacts to water quality could occur due to erosion and sedimentation from the construction of the RevisedProposed Project in conjunction with nearby projects, or accidental releases of contaminants. Large-scale grading required at the nearby CVSR could combine with the large-scale grading required at the RevisedProposed Project and potentially impact watercourses. Mitigation would be required to reduce the abovementioned impacts to less than considerable. Therefore, the RevisedProposed Project would result in Class II, cumulativelycumulatively considerable but mitigable impacts in regards to water resources.

a. **Mitigation –**

WR 1.1 - Groundwater Monitoring and Reporting Plan (summary text above).

WR 1.2 - Install pervious and/or high-roughness groundcover where applicable (summary text above).

WR 1.3 - Construction site dewatering management (summary text above).

WR 1.4 - Design onsite drainage improvements to maximize groundwater recharge (summary text above).

WR 1.5 - Develop master Drought Water Management and Water Conservation Education Programs (summary text above).

WR 4.1 - Minimize disturbance within stream channels (summary text above).

WR 5.1 - Accidental spill control and environmental training (summary text above).

WR 5.2 - No storage of fuels and hazardous materials near sensitive water resources (summary text above).

WR 5.3 - Maintain vehicles and equipment (summary text above).

- b. **Findings** – Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment to a level of insignificance.
- c. **Supportive Evidence** – Please refer to pages C.15-35 through C.15-37 and page E-265 of the Final EIR.

VII. FINDINGS FOR IMPACTS IDENTIFIED AS SIGNIFICANT AND UNAVOIDABLE (Class I)

The unavoidable significant impacts of the project are found to be acceptable due to overriding considerations (See Section VII). The findings below are for Class I impacts, where implementation of the project may result in the following significant, unavoidable environmental impacts:

A. Aesthetics (Class I)

1. **Impact AE-2: Project would introduce structure contrast, industrial character, view blockage, skylining, and glare (Class I).** The project would be visible from major public vantage points, including Highway 58. These facilities would introduce a large industrial-type visual experience into part of the Carrizo Plain, and overtake the coherence of the existing panoramic view. From Highway 58, the solar arrays would dominate foreground and middleground views, although views of the far middleground and background would remain. In addition, the project would be visible for approximately 4.5 miles along the highway. The RevisedProposed Project would include arrays on both sides of the highway. The low-profile PV fields would not appreciably block scenic views of the mountain ranges in the background, which would remain visible. From foreground distance viewpoints, however, the 43-foot collector lines and the two proposed 100 to 125-foot transmission towers would intrude into the mountains in the background. These vertical elements would not generally break the mountain ridgelines except possibly from a handful of residences very close to the project. Although the project would not block views, it would appear within and strongly alter the character of scenic public views of the existing natural landscape (Class I).

The solar generation facility would also be visible from unimproved roads and nearby residences; 36 residences are located within 1 mile of the facility boundary. The Solar generation facility would likely be visible, strongly dominate the landscape, and alter the visual character. Proposed offsite vegetation screening would block the view of the facility.

The photovoltaic modules present the potential for glare. Under certain conditions, strong reflections of the sun would likely be seen by passing motorists in the vicinity of

the project. These reflections, which could approach the brightness of the sun, could potentially be seen near sunrise and sunset (Class II).

Nighttime lighting is planned at buildings located in the central area of site, at the substation, and at the entrance road sign. Although not planned, temporary lighting may be used during construction (Class II).

a. **Mitigation**

AE-2.1 - Maintain setback from public roads. The Applicant shall prepare and receive approval for construction plans that show PV arrays at a minimum distance of 500 feet from Highway 58 ~~consistent with Table B-3 of the Project Description~~. A greater setback shall apply where specified on plans for the Revised Proposed Project.

AE-2.2 - Install electric lines underground. The Applicant shall prepare and receive approval for construction plans that show the underground installation of the medium-voltage collector lines and poles that protrude above the PV arrays and are within 3,000 feet of Highway 58. This measure is required to be consistent with County policy and reduce visual impacts.

AE-2.3 - Provide offsite screening for residences. The Applicant shall work with the County to develop a visual screening program that will fund fencing and vegetative screening to screen views of the project from occupied residences that are within 1 mile of the boundary of the project site.

AE-2.4 - Prepare and implement an exterior lighting plan. The Applicant shall develop and implement an exterior lighting plan for both permanent and temporary facilities. The lighting plan includes measures such as: positioning lighting fixtures down and into the development, using dark-colored fixtures, hooding lighting during nighttime construction, and directing lighting fixtures away from the highway and residences.

AE-2.5 - Mitigate potential reflective glare (summary text above)

- b. **Findings** - Changes or alterations have been required in, or can be incorporated in to the project which avoid or substantially lessen the significant environmental effects as identified in the Final EIR; however, these effects have not been lessened to a level of insignificance. These impacts are acceptable by reason of the overriding considerations discussed in Section VII.
- c. **Supportive Evidence** – Please refer to pages C.2-12 through C.2-2631 and page E-24 of the Final EIR.
- 3. **Impact AE-3: Project would create cumulatively considerable contribution to significant visual impacts when combined with impacts from past, present, and reasonable future projects.** The existing landscape in the Carrizo Plain includes two east-west high-voltage transmission lines and scattered residences. Otherwise there has been minimal development and/or industrialization of the landscape within the viewshed of the Topaz Solar Farm Project.

The introduction of the project would substantially change the visual landscape of this portion of the Carrizo Plain. The future foreseeable CVSR and its switching station would have similar visual characteristics, and would likewise contribute to a natural landscape

with prominent industrial character. In combination, development of these projects would be cumulatively significant. Mitigation would reduce the contribution of the Topaz Solar Farm to the cumulative visual impact, but not to a level that is less than significant (Class I).

a. **Mitigation –**

- AE-1.1 - Opaque Fencing of Section 35 Laydown Area (summary text above).**
- AE-1.2 - Setback for Construction Parking Lots (summary text above).**
- AE-1.3 - Minimize Construction Lighting(summary text above) ..**
- AE 2.1 - Maintain setback from public roads (summary text above).**
- AE-2.2 – Install electric lines underground (summary text above).**
- AE-2.3 – Provide offsite screening for residences (summary text above).**
- AE-2.4 – Prepare and implement exterior lighting plan (summary text above).**
- AE-2.5 – Mitigate potential reflective glare (summary text above).**
- AQ 1.2 - Develop Construction Activity Management Plan (CAMP) (summary text above).**
- AQ 1.3 - Reduce Fugitive Dust (summary text above).**

- b. **Findings –** Changes or alterations have been required in, or can be incorporated in to the project which avoid or substantially lessen the significant environmental effects as identified in the Final EIR; however, these effects have not been lessened to a level of insignificance. These impacts are acceptable by reason of the overriding considerations discussed in Section VII.
- c. **Supportive Evidence –** Please refer to pages C.2-11 through C.2-41 of the Final EIR.

B. Agricultural Resources (Class I)

- 1. Impact AG-1: Operation would permanently interfere with active agricultural operations and would permanently convert Important Farmland to non-agricultural use.** Operation of the RevisedProposed Project could preclude continuation of existing onsite grazing, and would create permanent disturbances to the site from the PV arrays, monitoring and maintenance facilities, the Solar Energy Learning Center, perimeter fencing, water tank, and the construction staging areas and parking areas would be decommissioned after project construction and PV arrays would be installed in their place. Therefore, operation would result in a significant impact by permanently limiting the type of agricultural activity on the site to only activities compatible with the non-agricultural use of the site, and therefore, the disturbed land would no longer be available for active agricultural operations. In addition, implementation of the RevisedProposed Project would permanently convert approximately 3,500 acres of Important Farmland to a non-agricultural use. When agricultural land is converted to other uses, the effect is a loss of agricultural resources and open spaces and the encroachment of industrial uses into a rural setting. Implementation of Mitigation Measure AG-2.1 requires compensatory mitigation in order to permanently conserve an equivalent amount of similar quality farmland as is directly impacted by the RevisedProposed Project. However, the permanent protection of other agricultural land

through a conservation easement would serve to ensure that some land is retained in agriculture and would reduce the likelihood of future adverse impacts to agricultural land, but it would not fully mitigate the loss of agricultural land resulting from the RevisedProposed Project.

a. **Mitigation –**

AG-2.1 - Mitigate the loss of farmland through permanent preservation of off-site farmlands. The Applicant is required to mitigate for the loss of permanent farmland at a ratio of 1:1 for direct impacts through an open space easement or conservation easement, if a conservation easement is required by CDFG or USFWS, in perpetuity and approved by the County. Prior to commencement of construction/ground disturbing activities, the Applicant shall provide funds appropriate to compensate for reasonable administrative costs incurred by the easement holder.

- b. **Findings –** Changes or alterations have been required in, or can be incorporated in to the project which avoid or substantially lessen the significant environmental effects as identified in the Final EIR; however, these effects have not been lessened to a level of insignificance. These impacts are acceptable by reason of the overriding considerations discussed in Section VII.
- c. **Supportive Evidence –** Please refer to pages C.3-18 through C.3-21 and page E-2425 of the Final EIR.

2. **Impact AG-4: Project woud create cumulatively considerable agricultural impacts when combined with impacts from past, present, and reasonable future projects.** The geographic scope of the cumulative impact analysis is San Luis Obispo County. As indicated by the Agriculture Element of the County's General Plan, the County considers conversion of agricultural land to non-agricultural use to be a significant threat to the County's agricultural resources. According to the California Department of Conservation, the County lost a total of 23,426 acres of agricluture land from 2000 to 2006, resulting in an average annual loss of 3,904 acres. In addition to conversion of agricultural land on the sites of the RevisedProposed Project and the CVSR, implementation of the proposed mitigation for the biological impacts could result in secondary impacts to agricultural resources. Mitigation lands for biological resources may require the conversion of areas in the County that are currently used for dry farming. The loss of approximately 3,500 acres of agricultural land from the RevisedProposed Project would result in Class I impact, a considerable contribution to cumulative impacts to agricultural resources in the County when combined with impacts from past, present, and reasonable future projects.

a. **Mitigation –**

AG 1.1 – Construction Timing Plan (summary text above).

AG-2.1 - Mitigate the loss of farmland through permanent preservation of off-site farmlands (summary text above).

- b. **Findings -** Changes or alterations have been required in, or can be incorporated in to the project which avoid or substantially lessen the significant environmental effects as identified in the Final EIR; however, these effects have not been lessened to a level of insignificance. These impacts are acceptable by reason of the overriding considerations discussed in Section VII.

c. **Supportive Evidence** – Please refer to pages C.3-27 and C.3-28 and pages E-24 and E-25 of the Final EIR.

- C. **Air Quality (Class I)**: No Class I impacts for Air Quality
- D. **Climate Change (Class I)**: No Class I impacts for Climate Change
- E. **Biological Resources (Class I)**: No Class I impacts for Biological Resources
- F. **Cultural Resources (Class I)**: No Class I impacts for Cultural Resources
- G. **Geology, Mineral Resources and Soils (Class I)**: No Class I impacts for Geology, Mineral Resources, and Soils
- H. **Hazards and Hazardous Materials (Class I)**: No Class I impacts for Hazards and Hazardous Materials
- I. **Land Use and Recreation (Class I)**

1. **Impact LU-1: Construction would temporarily disrupt, displace or divide land uses.** Construction of the RevisedProposed Project would require the demolition of one occupied residence, one unoccupied residence and four non-residential structures. Construction of the RevisedProposed Project would additionally require the permanent displacement of current agricultural use. Construction-related impacts would cause direct effects on these land uses due to their proximity to some of the solar module arrays and the presence of construction crews, the operation of heavy equipment, and increased traffic on local roads. Residents, in particular, could consider such activities as an intrusion of their privacy, and may adjust, limit, or cease some of their daily routines and activities in response to construction. Access to and from the surrounding properties may also be restricted during peak construction periods, which may disrupt property-specific schedules and routines. Due to the rural character of the project area, in conjunction with both the intensity of the construction workforce and equipment needed, and the duration of construction itself, temporary impacts to surrounding land uses would be considered significant and unavoidable.

a. **Mitigation –**

LU 1.1 - Establish construction liaison. The Applicant shall provide a toll-free general phone number and the contact name and retain a local public liaison. The name and contact information of the public liaison shall be made available to all "potentially affected property owners," including all properties within one mile around project boundaries and properties along approved truck haul routes. The toll-free access number and the identified local public liaison shall act as points of contact and interface between property owners and construction crews.

LU 1.2 - Provide advance notification of construction. The Applicant shall give at least 30 days advance notice of the start of any construction-related activities to "potentially affected property owners." The notification shall include the toll-free general phone number and contact information for the local public liaison (Mitigation Measure LU 1.1, Establish construction liaison). Notification shall be provided by mailing notices, notices placed in local newspapers, and posting and maintaining the notice at a centrally located posting site.

LU 1.3 - Provide quarterly construction updates. The Applicant shall provide all "potentially affected property owners" with updates and changes to all of the information provided in the pre-construction notification. The updates shall be provided every quarter for the duration of all construction-related activities in a

manner consistent with the notification procedures prescribed in MM LU-1.2 (mailing, newspaper publication and centrally located posting site).

- b. **Findings** - Changes or alterations have been required in, or can be incorporated in to the project which avoid or substantially lessen the significant environmental effects as identified in the Final EIR; however, these effects have not been lessened to a level of insignificance. These impacts are acceptable by reason of the overriding considerations discussed in Section VII.
 - c. **Supportive Evidence** – Please refer to pages C.10-17 through C.10-19 of the Final EIR.
2. **Impact LU 2: Operation and maintenance of the project would permanently disrupt, displace or divide land uses.** Operation and maintenance of the RevisedProposed Project would require the permanent removal of one unoccupied residence and three non-residential structures. Implementation of the RevisedProposed Project would additionally place permanent physical barriers (e.g., the proposed solar arrays, switching station, substation, Monitoring & Maintenance facility [M&M facility], Solar Energy Learning Center and security fencing) between some of these residences for the duration of the project's operational lifetime. The RevisedProposed Project would place an extensive assemblage of solar module arrays and other facility-related structures and equipment between those residents that would remain within the study area's boundaries (including interior exclusion areas), as well as the homes between the interior exclusion areas and those located along the outside periphery of the project's outside boundaries. The RevisedProposed Project would also result in the permanent displacement of the existing agricultural uses contained within its study area boundaries, converting approximately 3,500 acres of rural and agricultural lands to an industrial use. Although electrical generating facilities are an allowable use on agricultural lands, the long-term loss of the project area's rural and open space character, as associated in part with agricultural uses, would be considered to be a substantial disruption, displacement and division of existing land uses. Although the future use of the residual (e.g., unused) acreage of such properties has been assumed to remain the same as existing conditions (e.g., dry-farmed or rangeland), the reduced acreage of these parcels could result in a circumstance where existing agricultural uses would no longer be economically viable. Under this scenario existing uses would be permanently precluded and the residual acreage would be expected to revert to a fallow/uncultivated condition. From a land use perspective, the permanent preclusion of existing uses would be considered significant and unavoidable.
- a. **Mitigation** –
No feasible mitigation measures identified.
 - b. **Findings** - Changes or alterations have not been required in, nor can be incorporated into the project which avoid or substantially lessen the significant environmental land use effects as identified in the Final EIR; however, these effects have not been lessened to a level of insignificance. These impacts are acceptable by reason of the overriding considerations discussed in Section VII.
 - c. **Supportive Evidence** – Please refer to pages C.10-19 and C.10-20 of the Final EIR.
3. **Impact LU-3: Project would contribute to a cumulatively considerable land use impact when combined with impacts from past, present, and reasonable future projects.** Construction of the RevisedProposed Project is expected to take three years, and construction of the PG&E Morro Bay–Midway 230 kV transmission line

reconductoring is expected to take up to 18 months. However, only a portion of the reconductoring construction would occur near the project site (nearby to the proposed switchyard and 230 kV transmission line). The construction of multiple projects within the same area could create a potentially significant impact to adjacent residential land uses in the form of noise, dust, traffic and general neighborhood disruption as a result of heavy construction equipment and activity. While this disturbance would be short-term and temporary for each project, a cumulative land use impact would occur from the construction of multiple projects if construction is not carefully managed and area users and residents are not kept informed. The mitigation measures recommended in Section C.10 would help to alleviate the RevisedProposed Project's contribution to short-term cumulatively considerable impacts. However, for the reasons outlined in Section C.10.3.4, temporary and permanent impacts to residential uses and rural open space uses would remain significant and unavoidable.

a. **Mitigation –**

LU 1.1 - Establish construction liaison (summary text above).

LU 1.2 - Provide advance notification of construction (summary text above).

LU 1.3 - Provide quarterly construction updates (summary text above).

- b. **Findings** - Changes or alterations have been required in, or can be incorporated in to the project which avoid or substantially lessen the significant environmental effects as identified in the Final EIR; however, these effects have not been lessened to a level of insignificance. These impacts are acceptable by reason of the overriding considerations discussed in Section VII.

- c. **Supportive Evidence** – Please refer to pages C.10-276 of the Final EIR.

J. Noise (Class I)

1. **Impact NS-1: Construction noise would substantially disturb sensitive receptors and violate local rules, standards, and/or ordinances, such as the County Noise Element thresholds.** San Luis Obispo County limits transportation noise sources for residential land uses to 60 dB Ldn or CNEL at the property line of the receiving land use. Residences at 80 feet from the construction activity, which is the shortest distance between the solar arrays and adjacent private lands, would be exposed to approximately 85 dBA Leq due to truck- or track-mounted post drivers, which would be a noticeable increase over the traffic noise levels existing without the RevisedProposed Project (30 to 66 dBA Leq daytime, 24 to 50 dBA Leq nighttime), resulting in a potentially significant impact. Mitigation measures are required to reduce the impact of construction noise on residences in the project area. However, noise generated by the RevisedProposed Project during the three years of construction would result in Class I, significant and unavoidable impacts to ambient noise levels in the project area over the course of the construction.

a. **Mitigation –**

NS-1.1 - Limit noisy on-site construction activities. The Applicant shall restrict heavy equipment operation and noisy construction work at the project site to Monday through Friday 7:00 a.m. to 6:00 p.m. from October 1 to May 31, Monday through Friday 5:00 a.m. to 9:00 p.m. from June 1 to September 30, and Saturday and Sunday 8:00 a.m. to 5:00 p.m. Noisy construction refers to any on-site activity that would be likely to exceed the County's limits for daytime noise levels at the project's property line.

NS-1.2 - Provide advance notice of construction. The Applicant shall provide advance notice of construction and decommissioning between two and four weeks prior to construction or decommissioning activities to all land owners and residents located within 4,500 feet of the project phase boundary. The notices shall be mailed directly to land owners and residents as well as posting signs at the project site in areas accessible to the public.

NS-1.3 - Shield primary construction staging area. The Applicant or its construction contractor shall install adequate temporary noise barriers around the primary construction staging area to reduce noise levels to meet County thresholds.

NS-1.4 - Implement noise-reducing features and practices to reduce construction and operational noise. The Applicant shall employ and clearly specify in its contractors' specifications and operations manuals noise-suppression techniques to minimize the impact of temporary noise associated with construction, operations, and decommissioning activities.

TR-1.1 - Prepare and implement traffic control plan. The Applicant shall apply for an Encroachment Permit from Caltrans for implementation of a Traffic Control and Management Plan (TCMP). The numerous components of the TCP are detailed in the Final EIR.

- b. **Findings** - Changes or alterations have been required in, or can be incorporated in to the project which avoid or substantially lessen the significant environmental effects as identified in the Final EIR; however, these effects have not been lessened to a level of insignificance. These impacts are acceptable by reason of the overriding considerations discussed in Section VII.
 - c. **Supportive Evidence** – Please refer to pages C.11-15 through C.11-20 of the Final EIR.
2. **Impact NS-5: Project would contribute to a cumulatively considerable noise impact when combined with impacts from past, present, and reasonable future projects.** The only future foreseeable large-scale project that would be under construction and located within one mile of the Proposed Project would be the PG&E 230 kV transmission line reconductoring. If approved, the CVSR Project would be developed in generally the same area as the RevisedProposed Project. Residences located within 50 feet from the road centerline would be exposed to RevisedProposed Project-related unmitigated noise levels of approximately 62.6 dBA Ldn/CNEL, which would increase to 64.2 dBA Ldn/CNEL due to the cumulative effects of additional traffic noise associated with the proposed CVSR nearby. Increased noise levels would be a noticeable increase over the traffic noise levels existing without the RevisedProposed Project. In addition, approximately 31 mobile homes and 6 single family dwellings are proposed in numerous locations within a 5 mile radius of the RevisedProposed Project site. These new residences could add more vehicles on the existing roadways in the immediate RevisedProposed Project area, further exacerbating cumulative traffic noise impacts. While mitigation measures would be required to reduce the cumulative contribution of the RevisedProposed Project, it would remain a considerable contribution. The contribution of construction-related traffic associated with the RevisedProposed Project in combination with construction-related traffic associated with the CVSR would result in traffic noise levels that exceed the County's threshold of 60 Ldn/CNEL for residential outdoor activity areas resulting in Class I, a significant and unavoidable cumulative impact.

a. **Mitigation –**

NS-1.1 - Limit noisy onsite construction activities (summary text above).

NS-1.2 - Provide advance notice of construction (summary text above).

NS-1.3 - Shield primary construction staging area (summary text above).

NS-1.4 - Implement noise-reducing features and practices to reduce construction and operational noise (summary text above).

NS-4.1 - Limit module washing activity hours (summary text above).

TR-1.1 - Prepare and implement traffic control plan. (summary text above).

b. **Findings** - Changes or alterations have been required in, or can be incorporated in-to the project which avoid or substantially lessen the significant environmental effects as identified in the Final EIR; however, these effects have not been lessened to a level of insignificance. These impacts are acceptable by reason of the overriding considerations discussed in Section VII.

c. **Supportive Evidence** – Please refer to pages C.11-24 through C.11-25 of the Final EIR.

K. **Population and Housing (Class I):** No Class I impacts for Population and Housing

L. **Public Services, Utilities, and Service Systems (Class I):** No Class I impacts for Public Services, Utilities, and Service Systems

M. **Transportation and Circulation (Class I)**

1. **Impact TR 1: Project implementation would increase vehicle trips to local or areawide circulation system or reduce existing “Levels of Service” on public roadway(s) (Class I for addition of project-traffic and delays.)**

Truck Route

Due to the low volume of existing traffic on Highway 58, the addition of 150 daily truck trips would not be expected to result in a significant impact with regard to level of service. However, because this portion of Highway 58 is characterized by very steep grades, sharp turns, and very small shoulders, the Applicant proposes to close the roadway to through traffic several times per day to facilitate safe passage of trucks. Therefore, the approved truck route would require closing a portion of Highway 58 to through traffic three times per day in the westbound direction and three times per day in the eastbound direction. Each closure would result in closure of one direction of travel for a period of up to 35 minutes to allow convoys of 11 to 12 project-related haul trucks to safely travel to and from the project site. Highway 58 would not be closed to through traffic in the direction that the haul trucks would travel; therefore, any existing traffic traveling in the same direction as the haul trucks would not be subject to road closures. However, any traffic that approached the traffic control area in the opposite direction in which trucks would travel (i.e., the direction that would be closed) would be subject to road closures of up to 35 minutes. Based on traffic counts along this segment of Highway 58, the number of vehicles expected to experience delays would be 10 or less. However, regardless of the number of vehicles that would experience delays, such delays, which would occur daily throughout the approximate 27- to 30-month duration of construction, would be considered significant and unavoidable (Class I).

Safety

Impacts related to safety include:

- Construction traffic using some of the roadways used in the annual "Wildflower Ride" (a bicycle ride attended by more than 1,000 riders).
- Vehicle safety hazards from sharp turns, small shoulders, and steep drop-offs along the segment of Highway 58.
- Lengthy wait for law enforcement due to remoteness of project.
- Damage to roadways from construction traffic, posing safety hazard to motorists.

With implementation of MM TR-1.1, impacts related to safety would be less than significant for all three route options (Class II).

Non-Legal Loads

Wide-load trailers, requiring Transportation Permits, would be used to deliver substation equipment and cranes to the site. Traffic delays may occur. Under the approved truck route, Highway 58 closures would be considered significant (Class I).

Temporary Lane Closures

Construction of the connecting transmission lines associated with the RevisedProposed Project could result in short-term temporary closures (less than 10 minutes) of Highway 58 during transmission line stringing. Substantial congestion and traffic delays would not be expected, with implementation of Mitigation Measure TR-1.1 (Class II).

Operation

Operations would require 15 staff roundtrips and less than 1 delivery or garbage roundtrip per day to and from the project site. The addition of this traffic would not result in a change in LOS on any of the roadways and would not result in substantial congestion or delays in traffic, for less than significant impacts (Class III). Traffic to the proposed Solar Energy Learning Center is expected to be minor, and result in less than significant impacts to the regional roadway system (Class III).

a. Mitigation –

MM TR-1.1 - Prepare and implement traffic control plan (summary text above).

MM TR-1.2 - Repair roadway damage. The Applicant shall be responsible for restoring all public roads, easements, rights-of-way (ROWs) and infrastructure within the public road ROWs that have been damaged due to construction activities or traffic through implementation of a Road Restoration Plan (RRP), as detailed in the Final EIR. Other steps to this measure include establishing baseline road conditions, securing Encroachment Permits, identifying roadway operational constraints along the proposed haul routes (and performing corrective road work), and consulting with the County of San Luis Obispo and Caltrans.

- b. Findings** - Changes or alterations have been required in, or can be incorporated in to the project which avoid or substantially lessen the significant environmental effects as identified in the Final EIR; however, these effects have not been lessened to a level of insignificance. These impacts are acceptable by reason of the overriding considerations discussed in Section VII.
- c. Supportive Evidence** – Please refer to pages C.14-1914 through C.14-4124 and pages E-49 through E-7124 of the Final EIR.

2. Impact TR-5: Project would create cumulatively considerable Transportation and Circulation impacts when combined with impacts from past, present, and

reasonable future projects (Class I). The construction phases of the RevisedProposed Project and the CVSR will likely coincide resulting in increased personnel traffic (shuttle buses and personal vehicles) and heavy truck traffic on regional roadways. In addition, the proposed Aggregate Mine Project may provide aggregate to the RevisedProposed Project site resulting in additional truck traffic on Highway 58 between the two projects.

Under future conditions when both projects are under construction, construction traffic generated would degrade the Level of Service (LOS) on Highway 46 between Jardine Road and Highway 33 from LOS D to LOS E. Additionally, Caltrans is currently planning to widen a portion of Highway 46 from Geneseo Road east to Almond Drive. The Caltrans project is expected to begin construction in 2011. Construction activities related to widening a portion of Highway 46 would likely require temporary lane closures – for potential further decrease in LOS. (All other study area roadway segments would remain at an acceptable LOS). Based on the Caltrans impact criteria, the contribution of the RevisedProposed Project to cumulative traffic impacts, would be considered cumulatively significant.

In addition, the CVSR proposes to use the same type of plan as the RevisedProposed Project. The additional trucks from the cumulative projects would likely increase the duration of road closures on Highway 58 to as much as 45 minutes. The RevisedProposed Project's contribution to cumulative impacts would remain considerable because trucks travelling to the site would still require convoys and result in closure of Highway 58 and vehicle delays – for cumulatively significant impacts (Class I).

a. Mitigation –

MM TR-1.1 Prepare and implement traffic control plan (summary text above).

MM TR-1.2 - Repair roadway damage (summary text above).

MM TR-2.1 - Coordinate construction traffic with school bus routes (annually) (summary text above).

b. Findings - Changes or alterations have been required in, or can be incorporated into the project to avoid or substantially lessen the significant environmental effects as identified in the Final EIR; however, these effects have not been lessened to a level of insignificance. These impacts are acceptable by reason of the overriding considerations discussed in Section VII.

c. Supportive Evidence – Please refer to pages C.14-28 through C.14-30 of the Final EIR.

N. Water Resources (Class I): No Class I impacts for Water Resources

VIII. STATEMENT OF OVERRIDING CONSIDERATIONS

Findings pursuant to CEQA Guidelines sections 15093 and 15092.

A. The RevisedProposed Project's significant, unmitigable, unavoidable adverse effects are as follows:

1. The RevisedProposed Project would introduce long-term area-wide visual changes in the form of structure contrast, industrial character, view blockage, skylining, and glare.
2. The RevisedProposed Project would create cumulatively considerable contribution to

- significant visual impacts when combined with impacts from past, present, and reasonable future projects.
3. The RevisedProposed Project would permanently interfere with active agricultural operations and convert Important Farmland to non-agricultural uses.
 4. The RevisedProposed Project would create cumulatively considerable agricultural impacts when combined with impacts from past, present, and reasonable future projects.
 5. Construction would temporarily disrupt, displace or divide land uses.
 6. Operation and maintenance of the project would permanently disrupt, displace or divide land uses.
 7. The RevisedProposed Project would contribute to a cumulatively considerable land use impact when combined with impacts from past, present, and reasonable future projects.
 8. Construction noise from the RevisedProposed Project would disturb sensitive receptors and violate local rules, standards, and/or ordinances, such as the County Noise Element thresholds.
 9. The RevisedProposed Project would contribute to a cumulatively considerable noise impact when combined with impacts from past, present, and reasonable future projects.
 10. Implementation of the RevisedProposed Project would increase vehicle trips to the local or areawide circulation system or reduce existing "Levels of Service" on public roadways (primarily Highway 58).
 11. The RevisedProposed Project would create cumulatively considerable transportation and circulation impacts when combined with impacts from past, present, and reasonable future projects.

B. **Findings** – The Planning Commission Board of Supervisors has weighed the benefits of the RevisedProposed Project against its unavoidable environmental impacts. Based on the consideration of the record as a whole, the Planning CommissionBoard of Supervisor finds that there is substantial evidence in the record as a whole to conclude that the benefits of the project outweigh its unavoidable adverse environmental impacts. In support of this Finding, the Planning CommissionBoard of Supervisors has determined that the following benefits, each of which is sufficient to support this Finding, support approval of the RevisedProposed Project.

C. Supporting Evidence

1. Social, Economic and Environmental Benefits. The RevisedProposed Project would result in the following social, environmental and economic benefits:

Energy, Legal and Environmental Benefits:

- a. Help to meet state and federal renewable energy goals and reduce reliance on fossil fuel sources of electricity. California legislation has been designed to reduce carbon emissions and generate new in-state energy sources. In 2002, California's Renewable Portfolio Standard (Senate Bill 1078, known as "RPS") mandated each investor-owned utility to deliver 20 percent of its electricity from renewable energy sources by the year 2017. The Energy Action Plan, adopted by the California Public

Utilities Commission (CPUC) and the California Energy Commission (CEC) in May 2003, accelerated the completion date to 2010. SB 107, passed in 2006, codified that policy. Executive Order S-14-08, signed in November 2008, established a further goal of reaching a 33 percent RPS by 2020. Additionally, in 2006, the state legislature passed the California Global Warming Solutions Act (AB 32), which mandates for the first time ever in the U.S. the reduction of greenhouse gas emissions to 1990 levels by 2020. At 550 megawatts, the RevisedProposed Project represents a substantial contribution toward meeting state and federal renewable energy goals. In addition, the RevisedProposed Project would indirectly provide for offsets of fossil fuel sources of electricity.

- b. Promotion and approval of sensitively-designed renewable energy projects, such as the RevisedProposed Project, will help reduce harmful greenhouse gas emissions.
- c. The RevisedProposed Project will develop a solar energy project within an area of exceptional solar resources in order to maximize the efficiency of energy production and provide renewable, non-polluting electricity.
- d. The RevisedProposed Project will result in approximate air emission reductions of between approximately 370,000 MTCOe/yr of greenhouse gases, which includes up to 200 tons/yr of NOx, when the RevisedProposed Project is compared to installation of a similarly sized fossil fuel (natural gas) plant.
- e. The RevisedProposed Project will assist the State in meeting its air quality goals and reducing greenhouse gases.
- f. The solar modules on the site can be recycled, thus minimizing the RevisedProposed Project's impact on solid waste.
- g. Operation of the RevisedProposed Project will have minimal environmental impacts as only nominal amounts of water are used for employee uses and there is limited use of resources for operations.

Economic and Social Benefits.

- a. The FEIR included an economic analysis showing potential economic benefits of the RevisedProposed Project along with the CVSR Project. (See FEIR Appendix 15). This approach was taken because both projects were under review at the same time period. However, these Findings relate solely to the economic benefits generated by the Topaz Project.
- b. The economic analysis in the FEIR demonstrated the economic and social benefits to San Luis Obispo County in the form of job creation, increased spending, and sales tax revenues. Based on the FEIR's fiscal analysis (see FEIR Appendix 15), which looked at the two solar projects proposed on the Carrizo Plain (CVSR and Topaz Solar Farm), the RevisedProposed Project will contribute towards approximately 56% of the combined totals of local spending, creation of local jobs, and inducement of additional jobs. The two projects would generate about 650-670 daily jobs during construction and another 330-340 daily jobs induced through increased activity in the County. For the following combined estimated figures, the RevisedProposed Project

would be responsible for approximately 56%. ~~oOf These Findings~~
~~economic benefits are based on the 56% attributable to the Topaz Project.~~

- i. \$30 million in local spending over three years;
 - ii. County economic output would rise by \$142 million annually and earnings by \$81 million;
 - iii. Local spending on annual operating costs would be about \$1.9 million;
 - iv. About 12 of 26 total permanent positions are expected to be filled by County residents;
 - v. County economic output would rise by \$4.6 million and earnings by \$2.5 million;
 - vi. Generate directly about \$22.8 to \$26 million in sales and transaction taxes and fees for County government over three years;
 - vii. Once projects are operational, the County is expected to receive at least \$227,000 to \$265,000 more in property taxes annually from the parcels encompassed in the projects' boundaries.
- c. In addition, the RevisedProposed Project provides the following economic and social benefits.

The RevisedProposed Project includes a Solar Energy Learning Center that will be an educational facility on solar power open to the public either onsite or at another location offsite or co-located with another facility. This Center will also serve as a unique educational resource for local school districts. The Center will work in collaboration with local educators to provide ongoing educational resources for renewable energy production and technology that would complement existing science and sustainability curricula.

- i. The RevisedProposed Project will include a water tank that will provide the County fire department (CalFire) with an additional water source in the event of a wildland fire in the area.
 - ii. Approval of the RevisedProposed Project would set an example or trend to the renewable energy industry of the County's support and encouragement of this type of 'green' industry in the County.
 - iii. Approval of the RevisedProposed Project will aid the County in maximizing the beneficial uses of solar resources and substituting renewable energy resources for non-renewable energy resources, as provided in the Conservation and Open Space Element (COSE) of the SLO County General Plan.
 - iv. Approval of the RevisedProposed Project will result in the training of additional electricians who will have expertise in solar module installation. This in turn will provide a well-trained work force, as distributive and rooftop solar installation projects increase throughout the County.
 - v. Timely approval of the RevisedProposed Project will allow the Applicant to take advantage of existing state and federal tax incentive or loan guarantees, which may expire in the near future. Project cost reductions may indirectly keep costs down and reduce the potential for ratepayer increases.
- d. As provided in the solarity mapping conducted for the Renewable Energy Transmission Initiative process, the area proposed for the RevisedProposed Project is unique and

well-suited for this type of development due to its high solarity, climate (over 300 clear days per year, cooler temperatures), relatively flat slopes and proximity to existing electrical transmission. Environmental Benefits

- i. The compensatory mitigation for certain species (at ratios of up to 4:1) will provide protected and restored habitat that will benefit other species for which mitigation is not required.
- ii. The Applicant's contribution of funding to support a California Valley Land Acquisition program for purchase and consolidation of small lots within California Valley to eliminate their development potential and to promote permanent habitat connectivity will ensure fewer impacts from development in this area.
- iii. The RevisedProposed Project was designed to specifically address and limit impacts on species habitat and connectivity. The reduced footprint makes possible greater species conservation and limits impacts on grassland to enhance San Joaquin Kit Fox habitat.
- iv. Constructing near an existing 230 kV transmission line, which will avoid the need to create a new transmission corridor and thus create additional impacts.

2. Mitigation Enhancement. The Final EIR contains mitigation measures that will substantially lessen the significant effects of the project. The following are some of the more substantial environmental offsets of the mitigation measures:

- a. Ensure the preservation of thousands of acres of habitat for threatened and endangered species in open-space easements in perpetuity; indirect benefits may include reduced visual and air quality impacts;
- b. Ensure the preservation of approximately three thousand acres of agricultural land in open-space easements in perpetuity;
- c. Ensure the restoration of all disturbed areas at the project site to pre-disturbance conditions or better at the end of the useful lifetime of the project.
- d. Provide an over-sized water tank for additional fire protection of the surrounding area during a wildland fire.
- e. Fund a lot retirement program within the California Valley subdivision to permanently establish a north-south wildlife corridor through this section of the Carrizo Plain.

3. Alternatives. The Planning CommissionBoard of Supervisors considered five-six on-site alternatives, two off-site alternatives, one policy-oriented alternative and the required No-Project Alternative. Of these, the FEIR identified three environmentally superior alternatives: the RevisedProposed Project (Alternative 3B.1), the Reduced MW Alternative 4 (No WA Lands), and the Reduced MW Alternative 5 (Biology).

Pursuant to CEQA, the Planning CommissionBoard of Supervisors considered the following alternatives to the RevisedProposed Project as described in the FEIR, which would reduce or avoid project-specific and cumulative impacts, and rejected them as less feasible or infeasible as follows:

- **No Project Alternative.** This Alternative assumes that the RevisedProposed Project is not constructed, and that the site remains in its current condition. The baseline conditions would continue to occur into the future, undisturbed, in the

absence of project-related construction activities, unless other development occurred on the site. The objectives of the RevisedProposed Project would remain unfulfilled under the No Project Alternative.

The No Project Alternative is infeasible and is rejected because it would not provide to the County the significant benefits of the RevisedProposed Project (as detailed in Section VII), and would fail to realize the significant economic, social, environmental, technological and legal benefits from the Project. Specifically, this Alternative would not satisfy Project Objectives related to meeting California's renewable generation or furthering General Plan goals and policies related to renewable energy.

- **Alternative 1 Increased Setbacks (North/South).** This Alternative would increase the setback of the Project from Highway 58 up to $\frac{1}{2}$ mile to reduce visual impacts. It would be located on the site of the RevisedProposed Project but would result in a different configuration. This Alternative would have similar environmental effects as the RevisedProposed Project in that it would not reduce the RevisedProposed Project's significant and unmitigable impacts to insignificance. It would also have greater impacts to biological resources than the RevisedProposed Project. Therefore, Alternative 1 is rejected as infeasible.
- **Alternative 2 Increased Setbacks (North).** This Alternative includes increased setbacks ranging from 1,865 to 2,571 feet from Highway 58 ~~and avoids all Williamson Act lands south of Highway 58~~. It would be located on the site of the RevisedProposed Project but would result in a different configuration. This Alternative would have similar environmental effects as the RevisedProposed Project in that it would not reduce the RevisedProposed Project's significant and unmitigable impacts to insignificance. It would also have greater impacts to biological resources and would impact Williamson Act Lands (greater impacts on agricultural) in comparison to than the RevisedProposed Project. In addition, this Alternative would place arrays in areas that would require additional grading because of topography in the northeastern sections of the site and would place arrays on all sides of one single family residence that will remain on the project site. Therefore, Alternative 2 is rejected as infeasible.
- **Alternative 3 Increased Setbacks (No WA Lands).** This Alternative would provide setbacks of up to $\frac{1}{3}$ mile from Highway 58 and would avoid all Williamson Act lands. It would be located on the site of the RevisedProposed Project but would result in a different configuration. This Alternative would have similar environmental effects as the RevisedProposed Project in that it would not reduce the RevisedProposed Project's significant and unmitigable impacts to insignificance. It would also have greater impacts to biological resources than the RevisedProposed Project. Therefore, Alternative 3 is rejected as infeasible.
- **Alternative 4 Reduced MW (No WA Lands).** This Alternative would reduce the Project's generating capacity to 400 MW and would avoid all Williamson Act lands. It would be located on the site of the RevisedProposed Project but would result in a slightly different configuration. This Alternative would have similar environmental effects as the RevisedProposed Project in that it would not reduce the RevisedProposed Project's significant and unmitigable impacts to insignificance. It would also have slightly greater impacts to biological resources than the RevisedProposed Project and is rejected as infeasible.

Alternative 4 is also infeasible and is rejected because it would not meet the Project Objective requiring that the Project be entirely located on land with nearly flat topography or that the Project generate 550 MW of electricity. In addition, this Alternative is also rejected as infeasible because this Alternative would reduce the benefits of the RevisedProposed Project's air quality, climate change and greenhouse gas benefits. (See Section VII) Moreover, a reduced Project would result in the creation of fewer jobs, which in turn would result in fewer economic benefits to the County than the RevisedProposed Project in the form of decreased payroll taxes and expenditures by workers. (See Section VII). Finally, a reduced Project would not meet the project objectives of providing 550 MW of renewable energy.

- **Alternative 5 Reduced MW (Biology).** This Alternative would reduce the Project generating capacity to 400 MW and would reduce potential impacts to wildlife corridors and San Joaquin Kit Fox corridors. It would be located on the site of the RevisedProposed Project but would result in a slightly different configuration. This Alternative would have slightly greater impacts to agricultural resources than the RevisedProposed Project and is therefore rejected as infeasible.

Alternative 5 is also infeasible and is rejected because it would not meet the Project Objective requiring that the Project be entirely located on land with nearly flat topography or that the Project generate 550 MW of electricity. In addition, this Alternative is also rejected as infeasible because this Alternative would reduce the benefits of the RevisedProposed Project's air quality, climate change and greenhouse gas benefits. (See Section VII) Moreover, a reduced Project would result in the creation of fewer jobs, which in turn would result in fewer economic benefits to the County than the RevisedProposed Project in the form of decreased payroll taxes and expenditures by workers. (See Section VII). Finally, a reduced Project would not meet the project objectives of providing 550 MW of renewable energy.

- **Westlands CREZ Alternative.** This Alternative is essentially a component of the No Project Alternative as it does not meet the following project objectives: County's policy to promote renewable energy development, and being able to meet timelines set by state and federal renewable energy goals. This Alternative is also expected to be eventually developed (in 5-7 years) regardless of the RevisedProposed Project being approved or denied. In addition, this alternative includes Williamson Act Land and could require the need for a Gen-Tie line to connect to the existing transmission corridor, which are avoided by the RevisedProposed Project. The economic benefits to San Luis Obispo County from the RevisedProposed Project would not occur under this alternative. In addition, the County has no authority to approve this alternative or to require the Applicant to construct the project in the Westlands CREZ.

The Westlands CREZ Alternative is therefore infeasible and is rejected because it would meet none of the Project Objectives and would not further any County goals or policies, as would the RevisedProposed Project (See Section VII). Additionally, this Alternative would provide none of the economic benefits to the County that the RevisedProposed Project would. This Alternative is also infeasible because it would not be capable of being completed within a reasonable period of time. Lastly, this Alternative is legally infeasible as the County has no jurisdiction over the land on which this Alternative would be built.

- **North Carrizo Plains Alternative:** This Alternative was analyzed as a potential alternative location for the Project based on information in the RETI Phase 1 B report. This Alternative would require the construction of a new transmission line and a substation. Similar to the RevisedProposed Project, a Project at this site would result in significant and unmitigable impacts to aesthetics and agriculture, but not to land use, noise or transportation.

The North Carrizo Plains Alternative is infeasible and is rejected because it is highly speculative. It is uncertain whether land for a Project in this area could be feasibly acquired, whether transmission is feasible or whether PG&E and/or CAISO would find this site technologically feasible. Because development at this location is highly speculative, it is unlikely that a Project at this site would meet any or all of the Project Objectives, particularly those with deadlines, nor would it be certain to further any County goals or policies. For these reasons, this Alternative is also infeasible because it would not be capable of being completed within a reasonable period of time. Moreover, due to the speculative nature of development under this Alternative, none of the economic benefits to the County that would be generated by the RevisedProposed Project would occur. Lastly, this Alternative would require construction of a new transmission line and is therefore infeasible for this reason as well.

- **Distributed Solar** – Distributed solar is a broad term for a method of generating electricity from solar technology that involves PV panels being installed at or near where the energy is used.

This Alternative was eliminated from further consideration in the FEIR. (See p. E-47) Under CEQA Guidelines Section 15126.6(c), an FEIR must explain why certain alternatives were rejected from further consideration in an EIR (See p. E-56).

This Alternative is infeasible and is rejected for the following reasons. It is speculative as to whether it could meet the Project Objective of 550 MW output. It also would not meet the other Project Objectives, particularly those with deadlines. And while there is rooftop and distributed solar already available and occurring within the County, such electricity generation is not similar to that provided by the RevisedProposed Project. Distributed solar is less centralized and does not transmit directly to the transmission grid, which provides electricity to far greater numbers of users. Based on existing information on useable available rooftops, and the historic development of rooftop and distributed solar (based on current incentives already available), relying solely on this approach cannot meet the amount of renewable energy needed to meet the utility's renewable energy portfolio or State mandates of 20% by 2010 nor 33% by 2030. For this reason, this Alternative is infeasible because it would not be able to be completed within a reasonable period of time.

- Based on the above Findings, Alternatives 1 through 7 and the No Project Alternative are rejected as infeasible, and the RevisedProposed Project is adopted because it would maintain the Proposed Project's objective of producing 550 MW and would be environmentally superior to all other on-site alternatives that maintain the 550 MW production Project Objective.

VIII. CEQA GENERAL FINDINGS

- A. The Planning Commission Board of Supervisors finds that changes or alterations have

been incorporated into the project to eliminate or substantially lessen all significant impacts where feasible. These changes or alterations include mitigation measures and project modifications outlined herein and set forth in more detail in the Topaz Solar Farm Project Final EIR. For those remaining significant effects on the environment found to be unavoidable, they are considered acceptable due to the overriding considerations described in Section VII.

- | B. The Planning Commission Board of Supervisors finds that some changes or alterations have not been incorporated into the project which would eliminate or substantially lessen significant impacts because they are within the responsibility and jurisdiction of another public agency and they can and should be adopted by that other agency. In particular, some of the changes or alterations relate to the switching station and reconductoring portion of the project analyzed in the Final EIR, which will be performed by Pacific Gas & Electric and are subject to the permitting authority of the California Public Utilities Commission.
- | C. The Planning Commission Board of Supervisors finds that the project, as approved, includes an appropriate Mitigation Monitoring Program. This mitigation monitoring program ensures that measures that avoid or lessen the significant project impacts, as required by CEQA and the State CEQA Guidelines, will be implemented as described.
- D. Per CEQA Guidelines § 15126.4(a)(1)(B), the proposed project includes performance-based conditions relating to environmental impacts and include requirements to prepare more detailed plans that will further define the mitigation based on the more detailed plans to be submitted as a part of the construction phase. For instance, each of the following conditions and mitigation measures contain performance-based standards and therefore avoid the potential for these conditions or measures to be considered deferred mitigation under CEQA:
 - 1. **MM-EM-1** - Applicant funding for environmental monitoring
 - 2. **AE 2.4:** Prepare and implement an exterior lighting plan
 - 3. **AE-2.5: Mitigate potential reflective glare**
 - 4. **AG 1.1:** Construction Timing Plan
 - 5. **AQ-1.2:** Develop Construction Activity Management Plan (CAMP)
 - 6. **AQ 1.3:** Reduce Fugitive Dust
 - 7. **AQ 2.1:** Prepare Operational Dust Control Plan
 - 8. **AQ 2.2:** Provide Funding for Offsite Mitigation of Dust Control
 - 9. **BR-1.1:** Implement a Worker Environmental Education Program.
 - 10. **BR-1.2:** Implementation of Best Management Practices (BMPs)
 - 11. **BR-1.3:** Development of a Habitat Restoration and Revegetation Plan
 - 12. **BR-2.1:** Prepare and implement a Weed Control Plan
 - 13. **BR-2.2:** Develop a Grazing Plan
 - 14. **BR-4.1:** Implement protective dust control pond design, monitoring and management plan

15. **BR-6.1:** Conduct pre-construction surveys for nesting and breeding birds and implementation of avoidance measures
16. **BR-7.1:** Conduct pre-construction surveys for State and Federally Threatened, Endangered, Proposed, Petitioned, and Candidate plants and implementation of avoidance measures
17. **BR-8.2:** Avoid known listed fairy shrimp locations
18. **BR-9.1:** Complete focused surveys for Kern primrose sphinx moth and implement avoidance measures
19. **BR-10.1:** Conduct focused pre-construction surveys for blunt-nosed leopard lizard and implement avoidance measures
20. **BR-14.1:** Prepare and implement a Bird and Bat Monitoring and Avoidance Plan
21. **BR-16.3:** Preparation of a Habitat Mitigation and Monitoring Plan
22. **BR-17.1:** Conduct focused pre-construction San Joaquin kit fox surveys and implement avoidance measures
23. **BR-18.1** Complete focused pre-construction San Joaquin Antelope squirrel surveys and implement avoidance measures
24. **BR-19.1:** Conduct pre-construction surveys for Special-Status plants and implement avoidance measures
25. **BR-20.1:** Complete focused pre-construction surveys for silvery legless lizards, coast horned lizard and San Joaquin coachwhip and implement avoidance measures
26. **BR-21.1:** Complete focused pre-construction western spadefoot toad surveys and implement avoidance measures
27. **BR-22.1:** Complete focused pre-construction burrowing owl surveys and implement avoidance measures
28. **BR-25.1:** Complete focused pre-construction surveys for American badger surveys and implementation of avoidance measures
29. **BR-31.1:** Prepare and implement a pronghorn friendly fencing plan
30. **BR-34.1:** Establish the "California Valley Land Acquisition Program"
31. **BR-35.1:** Establish Fencing Plan to create fence removal or modification incentives
32. **CR-2.1:** Unanticipated Discovery Plan
33. **PA-1.1:** Paleontological Monitoring and Treatment Plan
34. **GE-1.1:** Conduct landslide survey and protect against slope instability
35. **HZ-1.1:** Develop and implement site-specific spill response plan

36. **HZ-1.2:** Develop and implement hazardous materials business plan
37. **HZ-1.3:** Prepare and implement a hazardous waste management plan
38. **HZ-1.4:** Develop and implement spill prevention, control, and countermeasures plans
39. **HZ-1.6:** Ensure proper disposal or recycling of photovoltaic modules and support structures
40. **HZ-5.1:** Develop and implement a fire protection plan
41. **PH-2.1:** Develop and implement Worker Housing Program
42. **R-3.1:** Develop and implement Construction-Phase CPNM Camping Restrictions
43. **TR-1.1:** Prepare and implement traffic control plan
44. **TR-1.2:** Repair roadway damage
45. **WR-1.1:** Groundwater Monitoring and Reporting Plan
46. **WR-1.2:** Install pervious and/or high-roughness groundcover where applicable
47. **WR-1.5:** Develop master Drought Water Management and Water Conservation Education Program
48. **WR-4.1:** Minimize disturbance within stream channels
49. **WR-5.1:** Accidental spill control and environmental training
50. **Condition #86:** Prepare a Drainage Plan
51. **Condition #87:** Stormwater Pollution Prevention Plan

IX. MITIGATION MONITORING PROGRAM

- A. The Applicant, Topaz Solar Farms, LLC, a wholly owned subsidiary of First Solar, Inc., will be primarily responsible for ensuring that all project mitigation measures are complied with. They will be assisted in this effort by the County Department of Planning and Building, Planning and Environmental Divisions. Mitigation measures will be programmed to occur at, or prior to, the following milestones for each phase of the project. For example, if a mitigation measure states that it is required to be completed prior to issuance of a construction permit, final inspection, or occupancy, it is only required prior to issuance of the construction permit, final inspection, or occupancy for the applicable phase of the Project.
- *Prior to construction permit issuance.* These are measures where the County needs to review and approve the Plans before they are implemented.
 - *Prior to commencement of construction/vegetation removal.* These are measures that need to be undertaken before earth moving activities begin. These measures include items such as staking the limits of environmentally sensitive areas or vegetation to remain, confirming biological mitigation plans with resource agencies, and including pertinent design details in the project plans.

- *During project construction/vegetation removal.* These measures are those that need to occur as the RevisedProposed Project is being constructed or the vegetation being removed. They include monitoring the construction site for the proper implementation of dust and emission controls, erosion controls, biological protection, and examining grading areas for the presence of cultural materials.
- *Prior to completion of construction.* These measures apply to project components that would go into effect at completion of the RevisedProposed Project construction phase, including items such as management or monitoring plans (e.g., revegetation, etc.). In order for the plan to be available for use at project completion, it will need to be prepared and completed before RevisedProposed Project construction is finished.
- *At the time of project completion/During operation of the project.* These are active measures that will commence upon completion of the construction phase and, in most cases, will continue through the life of the RevisedProposed Project
- *Prior to decommissioning of the project.* These are measures that will be completed prior to decommissioning/removal of the project to previous conditions prior to development.

Connecting each of the mitigation measures to these milestones and consistent with Project phasing will integrate mitigation monitoring into existing County processes, as encouraged by CEQA. In each instance, implementation of the mitigation measure will be accomplished in parallel with another activity associated with the project.

- B. As lead agency for the Topaz Solar Farm Project Final EIR, the Planning Commission Board of Supervisors hereby certifies that the approved Mitigation Monitoring Program is adequate to ensure the implementation of the mitigation measures described herein.

BOARD OF SUPERVISORS - EXHIBIT 7

Board of Supervisors - Mitigation Monitoring and Reporting Plan

Exhibit 7 Mitigation Monitoring and Reporting Plan

(Excerpted from the Topaz Solar Farm Project Final EIR, March 2011)

Final EIR Appendix 18

Topaz Solar Farm Project

As a condition of approval of the Conditional Use Permit (CUP) for the Topaz Solar Farm Project, adopted mitigation measures shall be implemented as specified below in this Mitigation Monitoring and Reporting Plan (MMRP). The MMRP is implemented as a requirement of CEQA (Guidelines Section 15097) and also to comply with similar requirements in the County's Land Use Ordinance (22.32.030(b)) which requires implementation of an Environmental Quality Assurance Program.

This MMRP for the proposed project will be in place through all phases of the project and for all stages of project development, including design, construction, operation, and decommissioning. To ensure that the mitigation measures will address the appropriate stage of project development for each phase, the mitigation will be linked to the appropriate stage of development and will help ensure that project objectives are achieved. For example, if a mitigation measure states that it is required to be completed prior to issuance of a construction permit, final inspection, or occupancy, it is only required prior to issuance of the construction permit, final inspection, or occupancy for the applicable phase of the project. This will help ensure that all project objectives are achieved on a timely basis.

For ease of use of this MMRP, all mitigation measures adopted to mitigate impacts to agricultural and biological resources that include the requirement that the Applicant provide off-site compensatory lands by creating an "open space easement" shall be subject to the following Condition of Approval #133 that reads as follows:

Whenever the term "open space easement is utilized in these Conditions of Approval, the Applicant shall have the voluntary option of utilizing a conservation easement rather than an open space easement if a conservation easement is required by the USFWS or the CDFG in connection with mitigation or compensation obligations involving that property. Such easement shall be in perpetuity and in a form approved by County Counsel.

Thus, where the MMRP references the use of an "easement" to satisfy a mitigation measure, compliance is obtained if the easement is consistent with this language.

The County shall be responsible for administering the MMRP and ensuring that all parties comply with its provisions. The County may delegate monitoring activities to staff, consultants, or contractors. The County also will ensure that monitoring is documented through periodic reports and that deficiencies are promptly corrected. The designated environmental monitor will track and document compliance with mitigation measures, note any problems that may result, and take appropriate action to rectify problems, including, but not limited to revocation of the approved CUP.

Pursuant to AB 3180, this MMRP was prepared and is accompanied by the associated report forms utilized to verify compliance with individual mitigation measures. This MMRP identifies each mitigation measure by discipline, the entity (organization) responsible for its implementation, the report/permit/ certification required for each measure, and an accompanying County MMRP form used to certify completion. Certain inspections and reports may require preparation by qualified individuals, and these are specified as needed. The timing and method of verification for each measure is also specified.

Responsibilities of the Parties

Responsibility for implementing adopted mitigation measures and APMs, and for reporting on the implementation of these measures, rests with the Applicant. The County has primary responsibility for ensuring that the measures are implemented as adopted by the Planning Commission. The County may use its monitoring authority by evaluating written reports and plans, and also by active field evaluation of activities at the project site to ensure compliance with the requirements of adopted measures.

Compliance and Non-Compliance Violation Levels

Project compliance and non-compliance violation levels and the specific corrective actions are defined as follows:

- **Compliance.** At this level indicates that all mitigation measures and permit conditions are being complied with and there are no violations. No corrective action is necessary.
- **Level 1 Non-Compliance.** One aspect of a mitigation measure has not been complied with resulting in only partial implementation of a mitigation measure, but no significant impact. An oral warning shall be issued to Applicant's Environmental Coordinator (or assigned designee) and corrective action shall be required within a stated maximum period, to be determined by the County's Environmental Coordinator. If corrective action is not taken within the stated period, a Memorandum of warning will be issued.
- **Level 2 Non-Compliance.** One or more aspects of a mitigation measure have not been complied with, making the mitigation ineffective and resulting in minor impacts. If allowed to continue, this non-compliance could result in a significant impact over time. An oral warning followed by a Memorandum of warning shall be submitted to the Applicant's Environmental Coordinator (or assigned designee). Corrective action shall begin by the next construction day. If corrective action is not begun by the next construction day, a Non-Compliance Report shall be issued.
- **Level 3 Non-Compliance.** One or more of the aspects of a mitigation measure are not complied with and the implementation of a mitigation measure is deficient or non-existent, resulting in significant impact(s), or there is immediate threat of major, irreversible environmental damage or property loss. An oral warning, followed by a Non-Compliance Report, shall be submitted to the Applicant's Environmental Coordinator (or assigned designee). Corrective action shall begin immediately.

Based on the severity of a given infraction or pattern of non-compliance activity, the County's Environmental Coordinator has the authority to issue a temporary stop work order during project construction. If a shutdown of construction activity occurs, construction may resume based on approval by the County's Environmental Coordinator. The Environmental Coordinator's representative at the project site has the authority to order a temporary stop to work if he/she determines that a serious non-compliance event is occurring, personnel safety is at risk, or damage to resources is occurring, and if the Environmental Coordinator or other senior County official is unavailable.

Table Ap. 18-1. Mitigation Monitoring and Reporting Plan

MM #	Mitigation Measure Title ¹	Applicant Responsibilities	Timing	Agency or County Responsibilities
	Monitoring Processes			
EM-1	Applicant funding for environmental monitoring	<ul style="list-style-type: none"> Provide funding to County of San Luis Obispo to retain an environmental monitor for all measures requiring environmental mitigation. Confirm that the mitigation monitoring program is in compliance with County Conditions of Approval and EIR mitigation measures. 	<ul style="list-style-type: none"> Prior to issuance of construction permits. Monitoring will occur throughout construction, operation, and decommissioning. 	<ul style="list-style-type: none"> Department of Planning & Building shall approve environmental mitigation measures and any other conditions of approval. County's environmental monitor shall develop a mitigation monitoring plan that reflects the County-approved environmental mitigation measures/conditions of approval.
	Aesthetics			
AE-1.1	Opaque fencing of Section 35-laydown area	<ul style="list-style-type: none"> Provide construction plans verifying opaque fences are included for any laydown areas within 0.50 miles of Highway 58. 	<ul style="list-style-type: none"> Show plans prior to issuance of construction permits. 	<ul style="list-style-type: none"> Department of Planning & Building shall verify inclusion of the fencing in the construction plans. County's environmental monitor shall ensure that the fencing is installed and remains for as long as the laydown area is in use.
AE-1.2	Setback for construction parking lots	<ul style="list-style-type: none"> Provide construction plans verifying that the 4500-foot setbacks of construction parking lots from Highway 58 and residents. 	<ul style="list-style-type: none"> Show plans prior to issuance of construction permits. Install setbacks prior to final inspection. 	<ul style="list-style-type: none"> Department of Planning & Building shall verify inclusion of setbacks in the construction plans. County's environmental monitor shall ensure that the setbacks are maintained from Highway 58 and residents.
AE-1.3	Minimize construction lighting	<ul style="list-style-type: none"> Provide construction plans verifying that night lighting plan for construction and parking areas. 	<ul style="list-style-type: none"> Show plans prior to issuance of construction permits. 	<ul style="list-style-type: none"> Department of Planning & Building shall verify inclusion of night lighting in the construction plans. County's environmental monitor shall ensure that all lighting is shielded with no upwardly directed light and is limited to construction and parking areas.
AE-2.1	Maintain setback from public roads (Option-A Only)	<ul style="list-style-type: none"> Provide construction plans showing the PV arrays at a minimum distances of 500 feet from the shoulder of Highway 58-consistent with Table B-3 of the Project Description, and all fencing shall be consistent with Table B-3 and a 4500-foot minimum distance wherever possible. 	<ul style="list-style-type: none"> Show plans prior to issuance of construction permits. Install setbacks prior to final inspection. 	<ul style="list-style-type: none"> Department of Planning & Building shall verify inclusion of setbacks in the construction plans. Building inspector will verify compliance with approved plans.

¹ The full text of all mitigation measures is presented in each part of Section C (Sections C.1 through C.15).

Table Ap. 18-1. Mitigation Monitoring and Reporting Plan

MM #	Mitigation Measure Title ¹	Applicant Responsibilities	Timing	Agency or County Responsibilities
AE-2.2	Install electric lines underground	<ul style="list-style-type: none"> Provide construction plans verifying that medium-voltage collector lines and poles that protrude above the PV arrays and within 3,000 feet of Highway 58 are installed underground. 	<ul style="list-style-type: none"> Show plans prior to issuance of construction permits. Install poles, towers, and electric lines underground prior to final inspection. 	<ul style="list-style-type: none"> Department of Planning & Building shall verify inclusion of required elements on plans. Building inspector will verify compliance with approved plans.
AE-2.3	Provide offsite screening for residences	<ul style="list-style-type: none"> Develop a visual screening program that will fund the planting of trees or shrubs, construction of screening fencing, or other mutually acceptable provisions that will screen views of the project, including construction traffic, from occupied residences that are within one mile of the project boundary and for which owners will voluntarily agree to such screening. 	<ul style="list-style-type: none"> Show screening program plans prior to issuance of construction permits. Submit quarterly reports for as long as the program is in place. 	<ul style="list-style-type: none"> Work with the applicant to develop and implement a visual screening program. County shall verify the submission of a quarterly report.
AE-2.4	Prepare and Implement exterior lighting conditions	<ul style="list-style-type: none"> Verify development and implementation of a lighting plan for both permanent and temporary facilities that complies with the requirements described in the measure. Ensure temporary lighting is hooded to the extent consistent with safety. 	<ul style="list-style-type: none"> Show plans prior to issuance of construction permits. Implement/install permanent lighting plan prior to final inspection. 	<ul style="list-style-type: none"> Department of Planning & Building shall verify inclusion of required elements on plans in consultation with the Environmental Monitor. Building inspector will verify compliance with approved plans.
AE-2.5	Install a physical barrier to mitigate potential reflective glare	<ul style="list-style-type: none"> Coordinate with County Department of Planning and Building in consultation with CalTrans and the California Highway Patrol on a process of documenting resolution of complaints regarding solar reflections from modules. For the first year of operation, the plan shall include a process for documenting resolution of complaints and reporting resolution to the County. Subsequent reporting shall be a minimum of once annually. Develop a glare screening plan depicting location and design of physical barriers used to prevent glare and demonstrate how it will prevent reflections from affecting nearby receptors. Physical barriers must be used to screen reflections of the sun front on the east side of Highway 58 where the highway goes in a north/south direction set at angles on the north and east sides of Highway 58, and where freebies face residences. 	<ul style="list-style-type: none"> Show plans prior to issuance of construction permits. Install screens prior to final inspection. 	<ul style="list-style-type: none"> Department of Planning & Building shall verify inclusion of required elements on plans in consultation with the Environmental Monitor. Building inspector will verify compliance with approved plans. After the first year of operation, the County shall determine the frequency of the reporting, which at a minimum should be conducted every year.

Table Ap. 18-1. Mitigation Monitoring and Reporting Plan

MM #	Mitigation Measure Title ¹	Applicant Responsibilities	Timing	Agency or County Responsibilities
AE-2.6	Increase setbacks from Highway 58 (Option-B only)	<ul style="list-style-type: none"> The plan shall include a process for documenting the Applicant's resolution of complaints and reporting the complaint resolution to the County for the first year of operation. Provide construction plans verifying that the PV arrays and fencing are a minimum of 400 feet from Highway 58. 	<ul style="list-style-type: none"> Show plans prior to issuance of construction permits. Install setbacks prior to final inspection. 	<ul style="list-style-type: none"> Department of Planning & Building shall verify inclusion of setbacks in the construction plans. County's environmental monitor shall ensure that the setbacks are maintained from Highway 58.
AG-1.1	Construction Timing Plan	<ul style="list-style-type: none"> Develop a plan that shows the work progression of construction activities in order to minimize disruption to existing agricultural operations. Coordinate with property owners of agricultural lands to determine a schedule for construction activities and to ensure that any areas damaged or disturbed by construction are restored to a condition that closely approximates conditions existing prior to disturbance. 	<ul style="list-style-type: none"> Prior to commencing construction/ground disturbing activities. 	<ul style="list-style-type: none"> Department of Planning & Building shall verify documentation of coordination efforts.
AG-2.1	Mitigate the loss of farmland through permanent preservation of off-site farmlands	<ul style="list-style-type: none"> Create open space or farmland easement(s) or provide adequate funds to create easement(s) to a qualified land trust on an acre for acre basis, except if stacking mitigation lands then additional land shall be provided as specified in the mitigation measure. Provide funds to compensate for reasonable administrative and ongoing monitoring costs incurred by the easement holder. 	<ul style="list-style-type: none"> Provide evidence to the County that an open space or farmland easement(s) has been granted prior to issuance of construction permits. 	<ul style="list-style-type: none"> Department of Planning & Building verifies qualifications of off-site open space or farmland easements.
AG-3.1	Mitigate the loss of Williamson Act Lands through permanent preservation of off site farmlands. (Option-B only)	<ul style="list-style-type: none"> Create open space or farmland easement(s) or provide adequate funds to create easement(s) to a qualified land trust on an acre for acre basis, which shall be an increase in conservation lands from those required under Mitigation Measure AG-2.1. 	<ul style="list-style-type: none"> Provide evidence to the County that a conservation easement(s) has been granted prior to issuance of construction permits. 	<ul style="list-style-type: none"> Department of Planning & Building verifies qualifications of off-site open space or farmland easements.

Table Ap. 18-1. Mitigation Monitoring and Reporting Plan

MM #	Mitigation Measure Title ¹	Applicant Responsibilities	Timing	Agency or County Responsibilities
Air Quality				
AQ-1.1	Reduce Construction Vehicle Emissions (NOx, ROG, and DPM)	<ul style="list-style-type: none"> Verify development and implementation of all components of the mitigation measure to reduce construction vehicle emissions. 	<ul style="list-style-type: none"> During all construction/ground disturbing activities <u>and</u> decommissioning. 	<ul style="list-style-type: none"> The Air Pollution Control District (APCD/APCD) in consultation with the Department of Planning & Building will verify compliance.
AQ-1.2	Develop Construction Activity Management Plan (CAMP)	<ul style="list-style-type: none"> Prepare and submit a Construction Activity Management Plan (CAMP) for review and approval, which shall include all components of the mitigation measure. 	<ul style="list-style-type: none"> Prior to issuance of construction permits and commencement of construction/ground disturbing activities and prior to decommissioning. 	<ul style="list-style-type: none"> The Department of Planning & Building in consultation with the APCD will verify compliance.
AQ-1.3	Reduce fugitive dust	<ul style="list-style-type: none"> Implement measures to reduce fugitive dust and ensure all measures are shown on grading and building plans. Implement measures to minimize personnel and public exposure to potential Valley Fever containing dust as shown on grading and building plans. 	<ul style="list-style-type: none"> Prior to issuance of construction permits and commencement of construction/ground disturbing activities. Prior to Notice to Proceed for and decommissioning. 	<ul style="list-style-type: none"> The APCD/APCD in consultation with the Department of Planning & Building will verify compliance.
AQ-1.4	Provide Funding for Offsite Mitigation of Construction Equipment	<ul style="list-style-type: none"> Develop and implement or fund a program for offsite mitigation of construction equipment that offsets the amount of emissions exceeding APCD's Tier II thresholds per quarter for ROG and NOx by reducing existing emission sources provides 34.5 tons-per-quarter of ROG and NOx reductions from existing sources for Option A, and 53.0 tons per-quarter for Option B, in the Carrizo Plain area and surrounding communities. Provide evidence of an APCD-approved strategy or funding. 	<ul style="list-style-type: none"> Develop a plan prior to issuance of construction permits. Initiate a project such that the emission reduction project(s) is in place prior to commencing construction activities. 	<ul style="list-style-type: none"> The APCD/APCD in consultation with the Department of Planning & Building will verify compliance.
AQ-2.1	Prepare Operational Dust Control Plan	<ul style="list-style-type: none"> Develop and implement an Operational Dust Control Plan that addresses and includes, where appropriate, each of the control strategies identified in construction Mitigation Measure AQ-1.3 (Reduce fugitive dust). 	<ul style="list-style-type: none"> Prior to energization or final inspection of County construction permit. 	<ul style="list-style-type: none"> The APCD/APCD in consultation with the Department of Planning & Building will verify compliance.

Table Ap. 18-1. Mitigation Monitoring and Reporting Plan

MM #	Mitigation Measure Title¹	Applicant Responsibilities	Timing	Agency or County Responsibilities
AQ-2.2	Provide Funding for Offsite Mitigation of Dust Control	<ul style="list-style-type: none"> Develop and implement or fund a program for offsite mitigation of fugitive dust from existing sources in the Carrizo Plain area and surrounding communities. 	<ul style="list-style-type: none"> Prior to issuance of construction permits. The Applicant shall initiate this program such that the emission reduction project(s) are in place prior to commencing operation. 	<ul style="list-style-type: none"> The ACPDAPCD in consultation with the Department of Planning & Building will verify compliance.
Climate Change/Greenhouse Gas				
—none—				
Biological Resources				
BR-1.1	Implement a Worker Training Program (WTP) Worker Environmental Education Program (WEEP).	<ul style="list-style-type: none"> Develop and implement WEEP-WTP with all elements defined in the mitigation measure. Retain qualified environmental monitor to implement and enforce WEEP-WTP and maintain log of all personnel who have completed WEEP-WTP training. 	<ul style="list-style-type: none"> Prior to any construction activities on-site (including surveying) and throughout duration of construction activities. 	<ul style="list-style-type: none"> County will verify qualifications of the biologist preparing WEEP-WTP and the environmental monitor implementing WEEP-WTP. County will review and approve WEEP-WTP.
BR-1.2	Implement Best Management Practices (BMPs)	<ul style="list-style-type: none"> Implement BMPs and provide annual documentation of compliance with BMPs (see mitigation measure). Retain an environmental monitor to ensure compliance with BMPs. 	<ul style="list-style-type: none"> During all ground disturbance and construction-related activities. 	<ul style="list-style-type: none"> County will review annual written report. County will verify qualifications of the environmental monitor.
BR-1.3	Develop a Habitat Restoration and Revegetation Plan (HRRP)	<ul style="list-style-type: none"> Prepare HRRP with all elements defined in the mitigation measure. Restore disturbed areas to pre-construction conditions or better via implementation of a HRRP. Retain a qualified biologist, knowledgeable in the area of annual grassland habitat restoration to prepare a HRRP and monitor the initial implementation and attainment of established success criteria. Conduct qualitative and quantitative monitoring and submit qualitative monitoring reports. 	<ul style="list-style-type: none"> Prepare HRRP prior to issuance of the building permit and removal of any vegetation. Prior to the final project inspection, review plan compliance. Submit a qualitative monitoring report monthly in all restored/revegetated areas for the first year following planting in any phase of the Project, then quarterly until completion. Conduct quantitative monitoring annually for years one to five or until the success criteria are met. 	<ul style="list-style-type: none"> County shall verify qualifications of the biologist expert. County shall review and approve HRRP in consultation with the California Department of Fish and Game (CDFG) and U.S. Fish and Wildlife Service (USFWS). County Environmental Monitor shall verify on-site compliance with HRRP and review monitoring reports.

Table Ap. 18-1. Mitigation Monitoring and Reporting Plan

MM #	Mitigation Measure Title ¹	Applicant Responsibilities	Timing	Agency or County Responsibilities
BR-1.4	Compensate for permanent and temporary impacts to vegetative communities	<ul style="list-style-type: none">• Create permanent conservation easement(s) according to requirements found in the mitigation measure.• Monitor and maintain mitigation land per the requirements set forth the Habitat Mitigation and Monitoring Plan (H MMP).• Prepare annual report.• Preserve and manage in perpetuity habitat that contains the same quality of vegetative communities impacted by the project at a 1:1 mitigation ratio.	<ul style="list-style-type: none">• Prior to the disturbance of vegetation, obtain County approval of preserved and/or mitigation lands as well as documentation of a recorded conservation easement.	<ul style="list-style-type: none">• County shall review and determine whether proposed conservation easement holder meets requirements specified in the mitigation measure.• County shall verify and approve attainment of habitat mitigation requirements prior to construction of each project phase.
BR-2.1	Prepare and implement a Weed Control Plan (WCP)	<ul style="list-style-type: none">• Prepare WCP with 6 elements outlined in the mitigation measure.• Retain an environmental monitor to ensure compliance with measures set forth in WCP.• Prepare and submit to the County reports and logs, as required by the WCP.	<ul style="list-style-type: none">• Prior to issuance of construction permits or ground disturbance, prepare and approve WCP.• The WCP will be implemented prior to and during construction.• The WCP shall be updated and utilized for eradication and monitoring after construction.	<ul style="list-style-type: none">• County shall verify qualifications of biologist or restoration ecologist responsible for preparing WCP.• County Environmental Monitor shall review and approve WCP.
BR-2.2	Develop a Grazing Plan	<ul style="list-style-type: none">• Prepare the Grazing Plan with the five elements outlined in the mitigation measure.• Prepare and submit alterations to the Grazing Plan to the County.	<ul style="list-style-type: none">• Prior to issuance of construction permits, prepare and approve Grazing Plan.• Grazing Plan will be implemented during construction and operation.	<ul style="list-style-type: none">• County shall verify qualifications of biologist or restoration ecologist responsible for preparing the Grazing Plan.• County shall review and approve the Grazing Plan.• County Environmental Monitor shall verify compliance with the measures set forth in the Grazing Plan.
BR-4.1	Implement protective dust control pond design, monitoring, and management plan	<ul style="list-style-type: none">• Prepare the Dust Control Pond Design and Monitoring and Management Plan with the five elements outlined in the mitigation measure.	<ul style="list-style-type: none">• Design and implement plan prior to issuance of construction permits.	<ul style="list-style-type: none">• County shall review and approve the plan in consultation with the CDFG.• County Environmental Monitor shall verify compliance with the measures set forth in the plan.

Table Ap. 18-1. Mitigation Monitoring and Reporting Plan

MM #	Mitigation Measure Title ¹	Applicant Responsibilities	Timing	Agency or County Responsibilities
BR-4.2	Implement biological construction monitoring	<ul style="list-style-type: none"> Retain qualified biologist(s) with demonstrated expertise with listed and/or special-status plants, terrestrial mammals, and reptiles to monitor all construction activities on a daily basis. Contact the USFWS, CDFG, and County and provide a written report if dead or injured special-status species are encountered. The qualified biologist shall flag or avoid any listed or special-status plants, relocate any special-status terrestrial species found within a project impact area, and conduct clearance surveys for special-status species prior to initiation of construction each day. 	<ul style="list-style-type: none"> Prior to the commencement of ground disturbance or site mobilization activities, retain a County qualified biologist(s). First day of work through the duration of construction activities, monitor activities. Contact agencies and the County by end of day if dead/injured special-species are found; provide written report within five days of sighting. 	<ul style="list-style-type: none"> County shall verify qualifications of biologist and environmental monitor. County Environmental Monitor shall review reports submitted by biological monitor.
BR-6.1	Conduct pre-construction surveys for nesting and breeding birds and implementation of avoidance measures	<ul style="list-style-type: none"> Retain a qualified biologist to conduct pre-construction surveys for nesting birds in all areas within 500 feet of solar arrays, staging areas, substation sites, and access road locations. Establish a 300-foot buffer around active nests, and a 0.5-mile buffer around active bald or golden eagle nests. Report California condor sightings to USFWS. For nest removal, obtain written documentation providing concurrence from the USFWS and CDFG authorizing the nest relocation and prepare a written report documenting the relocation efforts. 	<ul style="list-style-type: none"> Prior to any on-site disturbance during <u>recognized breeding season</u>, conduct pre-construction surveys for nesting birds. During the recognized breeding season for most birds biological monitors will routinely inspect for active nests. During construction, compliance will be verified by the County Environmental Monitor. 	<ul style="list-style-type: none"> County shall verify the qualifications of the biologist. County Environmental Monitor shall conduct routine checks of nests during the known breeding season and, if young are present, monitor until young have fledged.
BR-7.1	Conduct pre-construction surveys for State and Federally Threatened, Endangered, Proposed, Petitioned, and Candidate plants and implement avoidance measures	<ul style="list-style-type: none"> Retain a qualified plant ecologist to conduct pre-construction surveys for special-status plants. Document special-status plants found. Establish buffers based on survey results. Fully describe, map, and submit a California Native Plant Society (CNPS) Field Survey Form or written equivalent for all listed plant species found during surveys. Consult with the USFWS and/or CDFG when listed plants are unavoidable. 	<ul style="list-style-type: none"> Prior to new ground disturbance throughout construction on any grassland not disturbed prior to Spring 2013, conduct pre-construction surveys during a year in which rainfall totals are at least 80% of average and in which the temporal distribution of rainfall is not highly abnormal. Prior to site grading or vegetation removal, place a buffer zone around any populations of listed plant species identified during the surveys within the project limits 	<ul style="list-style-type: none"> County shall verify the qualifications of plant ecologist. County, USFWS, and CDFG approval shall be required to reduce buffer zone for special status species. County Environmental Monitor shall document when yearly survey events occur, review the resulting data and update the WIEEPWTP if impacts to species not previously addressed are anticipated, as well as ensure any protective fencing installed is kept in good working order.

Table Ap. 18-1. Mitigation Monitoring and Reporting Plan

MM #	Mitigation Measure Title ¹	Applicant Responsibilities	Timing	Agency or County Responsibilities
BR-7.2	Compensate for impacts to State and Federally Threatened, Endangered, Proposed, Petitioned, and Candidate species	<ul style="list-style-type: none"> Compensate for permanent impacts through the preservation and management of habitat that is not already public land at a 1:1 mitigation ratio. Compensate for temporary impacts through land acquisition and/or preservation at a 0.5:1 ratio. Monitor and maintain mitigation land per the requirements set forth the HMMR. Provide funds for a "qualified land trust" to acquire appropriate conservation easement(s) or donate appropriate conservation easement(s) to a qualified land trust or to an appropriate mitigation bank. Submit annual report to the County. 	and beyond.	<ul style="list-style-type: none"> Prior to commencement of any grubbing or earth disturbing activities, install protective visible fencing. Prior to the disturbance of vegetation, review and approve location of mitigation lands. County shall verify and approve attainment of habitat mitigation requirements prior to construction of each project phase. Monitoring per the County approved Habitat Mitigation and Monitoring Plan prepared for the project (MM BR-16.3).
BR-8.1	Complete full protocol-level surveys for listed vernal pool fairy shrimp	<ul style="list-style-type: none"> Conduct surveys for vernal pool fairy shrimp <u>consistent with USFWS guidelines</u>. Retain a qualified biologist holding the required 10(a)(1)(A) recovery permit from the USFWS to conduct surveys within all potential fairy shrimp habitat. Within 90 days of completion of surveys, a report shall be submitted to the County Environmental Monitor detailing the results each survey event. 	<ul style="list-style-type: none"> During wet and dry seasons of one year, for duration of construction, conduct surveys. Within 90 days of completion of surveys, submit survey results to the County. 	<ul style="list-style-type: none"> County shall verify the qualifications of biologist. County shall verify surveys are completed.
BR-8.2	Avoid seasonal depressions and known listed fairy shrimp locations ^{water bodies}	<ul style="list-style-type: none"> All pools that were identified by the Applicant in 2010 as occupied by listed vernal pool brachio pods, or which were specifically identified on BR Map 10 in the Final Biological Report (refer to Appendix 9A) as potential habitat for vernal pool brachio pods, known seasonal ephemeral depressions, vernal pools and known water bodies (refer to Appendix 9A) that have been verified or have the potential to be occupied by listed fairy shrimp shall be shown on all applicable construction plans and submitted with the construction permit application. Avoid seasonal depressions known to 	<ul style="list-style-type: none"> Prior to commencement of construction activities, place on-site delineations of buffers. Prior to final County inspection, remove buffers. 	<ul style="list-style-type: none"> County shall verify avoidance of seasonal depressions and application of appropriate buffers. Environmental monitor will periodically check to ensure that the on-site delineation method is working and observed.

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MM #	Mitigation Measure Title ¹	Applicant Responsibilities	Timing	Agency or County Responsibilities
	Support listed fairy shrimp.	<ul style="list-style-type: none"> • Establish a 100-foot buffer around all seasonal depressions and known waterbodies that have potential to support listed fairy shrimp, and 250-foot buffer with seasonal depressions and known waterbodies containing documented populations of listed fairy shrimp to prevent equipment from entering these areas. • Delineate buffers on construction plans. 		<ul style="list-style-type: none"> • County shall verify the preservation and creation of ephemeral pools as compensation for unavoidable loss.
BR-8.3	Compensate for impacts to vernal pool or longhorn fairy shrimp or their habitat	<ul style="list-style-type: none"> • Avoid filling or disturbing such pools to the maximum extent practicable. • Compensate unavoidable loss of ephemeral pools through the preservation and management creation of occupied vernal pool fairy shrimp habitat as stated in the measure. 	During construction.	<ul style="list-style-type: none"> • County shall verify the delineation of habitat on construction plans and the presence of buffer zones around known habitat. • County Environmental Monitor shall confirm that surveys are done during the correct time of year if required habitat is present. • Monitor maintenance per the <u>Habitat Mitigation and Monitoring Plan (MM BR-16.3)</u>.
BR-9.1	Complete focused surveys for Kern primrose sphinx moth and implement avoidance measures	<ul style="list-style-type: none"> • Retain a County qualified biologist to conduct focused surveys for Kern primrose sphinx moth. • Conduct surveys according to methods in Jump et al. (2006) and information from the USFWS 5-year status review of this species. • Map Kern primrose sphinx moth habitat within the project footprint on all applicable construction plans. • Avoid to the extent feasible, these identified areas and install sturdy and highly visible delineation markers on-site, that results in a 100-foot buffer around these areas. 		<ul style="list-style-type: none"> • During the flight season (January to late February, and as far out as March during cooler year) and when the temperature exceeds 60°, conduct focused surveys. • Prior to initial ground disturbance and for undisturbed areas during each subsequent construction year for all areas containing known individuals or populations of <i>Camissonia</i> spp., conduct surveys. • During construction, avoid identified habitat and install 100-foot buffers. • Prior to final inspection, remove on-site buffer delineation zone.

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MM #	Mitigation Measure Title ¹	Applicant Responsibilities	Timing	Agency or County Responsibilities
BR-9.2	Compensate for impacts to Kern primrose sphinx moth	<ul style="list-style-type: none">• Create permanent conservation easement(s) according to requirements found in the mitigation measure.• Monitor and maintain mitigation land per the requirements set forth the HMMMP.• Mitigate temporary and permanent impacts to Kern primrose sphinx moth following the mitigation habitat specifications described in the mitigation measure.• Submit location of proposed mitigation lands to the County.	<ul style="list-style-type: none">• Prior to issuance of a grading permit, review and approve proposed mitigation lands.	<ul style="list-style-type: none">• County Environmental Monitor will document any impacts to the habitat and verify compliance with mitigation land requirements.
BR-10.1	Conduct focused pre-construction surveys for blunt-nosed leopard lizard, establish buffers and exclusion areas.	<ul style="list-style-type: none">• Retain a qualified biologist to perform pre-construction surveys for blunt-nosed leopard lizards.• Implement avoidance measures found in the mitigation measure, including the placement of a minimum 1,0500-foot buffer around all active blunt-nosed leopard lizard habitat.	<ul style="list-style-type: none">• Prior to any site mobilization disturbance, complete surveys and provide documentation demonstrating completion.• Prior to issuance of grading permits, mitigation for impacts must be completed.	<ul style="list-style-type: none">• County, CDFG, and USFWS shall verify review qualifications of the biologist.• County Environmental Monitor shall verify completion of pre-construction surveys, review resulting data, and update the WTP with regards to the placement of appropriate buffer zones.
BR-10.2	Compensate for impacts to occupied blunt-nosed leopard lizard habitat	<ul style="list-style-type: none">• Mitigate impacts to blunt-nosed leopard lizard habitat at a minimum of 3:1 ratio, following the mitigation habitat specifications described in the mitigation measure.• Manage mitigation lands in accordance with the HMMMP.• Submit location of proposed mitigation lands to the County.	<ul style="list-style-type: none">• Prior to issuance of a grading permit, review and approve proposed mitigation lands.	<ul style="list-style-type: none">• County Environmental Monitor will document any impacts to the habitat and verify compliance with mitigation land requirements in the Habitat Mitigation and Monitoring Plan (MM BR-16.3).
BR-11.1	Monitor construction in condor habitat and remove trash and microtrash from the work area daily	<ul style="list-style-type: none">• Require appropriate disposal of all trash by project employees and contractors and daily removal of trash and microtrash for the duration of construction activities.• Ensure all workers attend the WEEPWTP.• Stop work within 500 feet of a condor landing in the project area and contact the USFWS/CDFG if the condor fails to leave the area.• Report all condor sightings within the project area within 24 hours.	<ul style="list-style-type: none">• During construction, remove trash and microtrash daily.• Within 24 hours, report condor sightings.	<ul style="list-style-type: none">• County Environmental Monitor shall document any issues related to microtrash or trash and report it to the construction foreman for immediate action. Report any condor observations within 24 hours.

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MM #	Mitigation Measure Title ¹	Applicant Responsibilities	Timing	Agency or County Responsibilities
BR-13.1	Implement Avian Power Line Interaction Committee guidelines (APLIC)	<ul style="list-style-type: none"> Construct all transmission facilities, towers, poles and lines in accordance with APLIC guidelines. Include design components reflecting APLIC guidelines in all construction plans and prepare a separate document listing measures implemented to ensure compliance with APLIC guidelines. Monitor for new versions of the APLIC guidelines and update designs or implement new measures as needed during project construction 	<ul style="list-style-type: none"> Prior to issuance of construction permits, submit designs and documentation of compliance with the construction permit application. Prior to final inspection, review submitted designs and documents. 	<ul style="list-style-type: none"> County shall review and approve submitted designs and documents.
BR-14.1	Prepare and Implement a Bird and Bat Monitoring and Avoidance Plan	<ul style="list-style-type: none"> Retain a qualified biologist to prepare the a Bird and Bat Monitoring and Avoidance Plan in consultation with CDFG and USFWS and monitor impacts to birds during construction and one year after completion of construction. Submit quarterly reports to the County during construction and <u>one three years post-commencement</u> of operations, and annual reports following the completion of the fourth quarter of monitoring. Prepare papers that describe the design and monitoring results of the two studies to be submitted to peer-reviewed scientific journals. 	<ul style="list-style-type: none"> Prior to issuance of construction permit, submit Bird Monitoring and Avoidance Plan. Submit quarterly reports to the County during construction and <u>one three years post-commencement</u> of operations, and annual reports following the completion of the fourth quarter of monitoring. 	<ul style="list-style-type: none"> County will verify qualifications of the biologist. County will consult with CDFG and USFWS on the proposed program to determine thresholds prior to approval. County will verify submittal of two studies to scientific-journals. County will verify submittal of quarterly and annual reporting and consultation with USFWS and CDFG to determine if subsequent years of reporting are necessary.
BR-16.1	Complete focused pre-construction giant kangaroo rat burrow/precinct surveys and implement avoidance measures	<ul style="list-style-type: none"> Retain a qualified biologist to perform pre-construction surveys for giant kangaroo rat. Flag active burrows and establish a minimum 100-foot buffer from ground-disturbing activities around each burrow. Map all active burrows/precincts and incorporate them into a GIS based figure for use by on-site monitors and construction crews. Document all giant kangaroo rat burrows/precincts abandoned or destroyed and provide a written report to the County of San Luis Obispo 	<ul style="list-style-type: none"> No more than 30-days <u>prior</u> to commencement of ground-disturbing activities, conduct pre-construction surveys. Submit final monitoring report prior to final County inspection. 	<ul style="list-style-type: none"> County will verify qualifications of the biologist. County will verify completion of pre-construction surveys.

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MM #	Mitigation Measure Title ¹	Applicant Responsibilities	Timing	Agency or County Responsibilities
BR-16.2	Compensate for permanent impacts to giant kangaroo rat and San Joaquin antelope squirrel	<ul style="list-style-type: none">• Retain a qualified biologist to map all areas subject to temporary and permanent impacts for the giant kangaroo rat and San Joaquin antelope squirrel.• Create permanent conservation easement(s) according to requirements found in the mitigation measure.• Monitor and maintain mitigation land per the requirements set forth the HMMP.• Submit annual report to the County.	<ul style="list-style-type: none">• Prior to issuance of construction permits, the location of mitigation lands must be submitted to the County for review and approval.	<ul style="list-style-type: none">• County will review and determine whether proposed mitigation land meets requirements specified in the mitigation measure.• County will verify and approve compliance based on attainment of habitat mitigation requirements in the Habitat Mitigation and Monitoring Plan (MM BR-16.3).
BR-16.3	Prepare a Habitat Mitigation and Monitoring Plan (HMMP)	<ul style="list-style-type: none">• Retain a qualified biologist to prepare and implement HMMP according to requirements stated in the mitigation measure.• Prepare and implement HMMP per the requirements set forth in the mitigation measure.• Monitor the mitigation lands during construction and for three years after the completion of construction and provide annual reports. Thereafter, a land trust/agency shall monitor the lands at least once per year.	<ul style="list-style-type: none">• Prior to issuance of construction permits, submit and obtain approval of HMMP.• Prior to final County inspection, initial and estimated final impact acreages must be presented to the County and acquisition of off-site lands must be verified.	<ul style="list-style-type: none">• County will review and approve HMMP.• County will verify acquisition of off-site lands.
BR-17.1	Conduct focused pre-construction San Joaquin kit fox surveys and implement avoidance measures	<ul style="list-style-type: none">• Retain a qualified biologist to perform pre-construction surveys for San Joaquin kit fox.• Flag and establish appropriate buffer around active San Joaquin kit fox surveys.• Routinely inspect protected dens and ensure that delineation methods are in good working order.• Stop work and contact USFWS if active dens are found within 1,000 feet of project activities from August 1 through November; work may resume upon direction from USFWS.• Implement sequential steps to evict San Joaquin kit fox if avoidance is infeasible. Natal dens shall not be disturbed at any time.• Prepare and submit a written report documenting all kit fox dens abandoned, destroyed or avoided/protected for County review and approval• Replace all excavated kit fox dens with artificial dens on a 2:1 basis	<ul style="list-style-type: none">• Retain a biologist to conduct pre-construction surveys no more than 30 days prior to commencement of construction activities.• Prior to the final County inspection, review compliance with measures and documentation of mitigation.• Prior to the final County inspection or occupancy, submit report to the County.	<ul style="list-style-type: none">• County shall verify qualifications of the biologist.• County shall verify completion of pre-construction surveys.• County shall review location and design of the artificial dens prior to installation.• County shall review document listing all abandoned or destroyed dens.

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MM #	Mitigation Measure Title ¹	Applicant Responsibilities	Timing	Agency or County Responsibilities
BR-17.2	Compensate for permanent impacts to San Joaquin kit fox	<ul style="list-style-type: none">• Retain a qualified biologist to map all areas subject to temporary and permanent impacts for the San Joaquin kit fox.• Create permanent conservation easement(s) according to requirements found in the mitigation measure.• Submit annual report to the County.• Monitor and maintain mitigation land per the requirements set forth the HMMP.	Prior to issuance of the initial construction permit, the location of mitigation lands must be submitted to the County for review and approval.	<ul style="list-style-type: none">• County will review and determine whether proposed mitigation land meets requirements specified in the mitigation measure.• County will verify and approve attainment of habitat mitigation requirements as set forth in the HMMP.
BR-18.1	Complete focused pre-construction San Joaquin Antelope squirrel surveys and implement avoidance measures	<ul style="list-style-type: none">• Retain a qualified plant ecologist to conduct pre-construction surveys.• Flag and establish appropriate buffer around active San Joaquin antelope squirrel burrow with a minimum of 100 feet surrounding each active burrow.• Notify the County and CDFG upon detection of a San Joaquin antelope squirrel on the project site.• Map all active burrows/precincts and incorporate them into a GIS based figure for use by on-site monitors and construction crews.• Periodically field check the mapped burrow/precincts to verify the buffer delineations are in good working order.• Submit a final monitoring report.	<ul style="list-style-type: none">• Retain a biologist to conduct pre-construction surveys no more than 30 days prior to commencement of construction activities.• Notify the County and CDFG within 24 hours of detection of a San Joaquin antelope squirrel on the project site.• Prior to final County inspection, a final monitoring report shall be submitted to the County and CDFG.	<ul style="list-style-type: none">• County shall verify qualifications of the biologist.• County shall verify completion of pre-construction surveys.• County shall review the final monitoring report.
BR-19.1	Conduct pre-construction surveys for Special-Status plants and implement avoidance measures	<ul style="list-style-type: none">• Conduct pre-construction surveys during appropriate blooming periods to mark and avoid listed plant species.• Retain a qualified plant ecologist/biologist according to USFWS, CDFG and CNPS.• Establish buffers zones based on survey results.• Fully describe, map, and submit a CNPS Field Survey Form or written equivalent for all listed plant species found during surveys.• Document yearly survey events and update WEEP-WTP with information from data collected.• If the project results in the loss of more than 10% of the on-site population of special-status plant species, implement mitigation described in MM BR-19.2.	<ul style="list-style-type: none">• Prior to new ground disturbance for any grassland (areas not cropped for two years) areas not disturbed prior to Spring 2013, and for undisturbed grassland areas in subsequent construction years through construction, conduct pre-construction surveys during a year in which rainfall totals are at least 80% of average and in which the temporal distribution of rainfall is not highly abnormal.• Prior to site grading or vegetation removal, place a buffer zone around any populations of listed plant species identified during the	<ul style="list-style-type: none">• County shall verify the qualifications of plant ecologist.• County, USFWS, and CDFG approval shall be required to reduce buffer zone for special-status species.• County Environmental Monitor shall document when yearly survey events occur, review the resulting data and update the WEEP-WTP if impacts to species not previously addressed are anticipated, as well as ensure any protective fencing installed is kept in good working order.

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MM #	Mitigation Measure Title ¹	Applicant Responsibilities	Timing	Agency or County Responsibilities
BR-19.2	Compensate for permanent impacts to Special-Status plant species	<ul style="list-style-type: none"> • Create permanent conservation easement(s) according to requirements found in the mitigation measure. • Monitor and maintain mitigation land per the requirements set forth the HMMP. • Compensate for temporary impacts through land acquisition and/or preservation at a 0.5:1 ratio. • Compensate for permanent impacts through the preservation and management of habitat that is not already public land at a 1:1 mitigation ratio. 	surveys within the project limits and beyond.	<ul style="list-style-type: none"> • Prior to the disturbance of vegetation, review and approve location of mitigation lands. • County shall verify and approve attainment of habitat mitigation requirements prior to construction of each project phase <u>per the HMMP</u>.
BR-20.1	Complete focused pre-construction surveys for silvery legless lizards, coast horned lizard, and San Joaquin coachwhip and implement avoidance measures	<ul style="list-style-type: none"> • Retain a qualified biologist to conduct pre-construction surveys for silvery legless lizards, San Joaquin coachwhip, and coast horned lizards. • Re-locate for silvery legless lizards, San Joaquin coachwhip, and coast horned lizards when identified. • Prepare a written report documenting the relocation efforts and mortality and submit to the County on a monthly basis. 	Prior to the disturbance of habitat, conduct pre-construction surveys for silvery legless lizards, San Joaquin coachwhip, and coast horned lizards.	<ul style="list-style-type: none"> • County shall verify the qualifications of the biologist. • County Environmental Monitor shall monitor for occurrences of these species when construction activities occur in suitable habitat. • County shall review the <u>monthly report</u> provided by the Applicant's biologist.
BR-21.1	Complete focused pre-construction western spadefoot toad surveys and implement avoidance measures	<ul style="list-style-type: none"> • Retain a qualified biologist to conduct pre-construction surveys for western spadefoot toad during the appropriate time of year. • Implementation a habitat restoration and management plan in accordance with the measure if the toad and habitat are found on-site. 	Prior to the issuance of a construction permit, conduct the required surveys.	<ul style="list-style-type: none"> • County shall verify the qualifications of the biologist. • County Environmental Monitor shall ensure implementation of avoidance measures and that buffer delineations are kept in good working order.
BR-22.1	Complete focused pre-construction burrowing owl surveys and implement avoidance measures	<ul style="list-style-type: none"> • Retain a qualified biologist(s) to conduct pre-construction reconnaissance level surveys in conformance with federal and State regulations for burrowing owls. • Implement avoidance measures and ensure buffer delineations are kept in good working order as required by the components within this measure. • Replace damaged or collapsed burrows with artificial burrows in adjacent habitat at a 2:1 ratio. 	No more than 15 days prior to the commencement of initial ground disturbing activities, conduct pre-construction surveys.	<ul style="list-style-type: none"> • County shall verify qualifications of the biologist. • County shall verify completion of pre-construction surveys. • County Environmental Monitor shall ensure implementation of avoidance measures and that buffer delineations are kept in good working order.

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MM #	Mitigation Measure Title ¹	Applicant Responsibilities	Timing	Agency or County Responsibilities
BR-22.2	Compensation for impacts to burrowing owl	<ul style="list-style-type: none"> • Create permanent conservation easement(s) according to requirements found in the mitigation measure. • Compensate for impacts through land acquisition at a rate of 6.5 acres per pair • Ensure permanent protection and management of mitigation lands through an appropriate mechanism, such as a conservation easement or fee title purchase 	<ul style="list-style-type: none"> • Prior to the disturbance of vegetation, review and approve location of mitigation lands. • County shall verify and approve attainment of habitat mitigation requirements per the HMMP prior to construction of each project phase. 	
BR-25.1	Complete focused pre-construction surveys for American badger surveys and implementation of avoidance measures	<ul style="list-style-type: none"> • Retain a qualified biologist to perform pre-construction surveys for American badgers. • Flag and establish appropriate buffer around active American badger dens. • Avoid maternity dens and establish a 200-foot buffer. • Evict unavoidable badger dens by slowly excavating the burrow before or after the rearing season. • Routinely inspect protected dens and ensure that delineation methods are in good working order. • Prepare and submit a written report documenting all badger-related activities (e.g. den flagging, monitoring, badger removal, etc.) to the County of San Luis Obispo and the CDFG. 	<ul style="list-style-type: none"> • No more than 30 days prior to commencement of ground-disturbing activities, conduct pre-construction surveys. • Prior to the final County inspection or occupancy, submit report to the County and CDFG. 	<ul style="list-style-type: none"> • County shall verify qualifications of the biologist. • County shall verify completion of pre-construction surveys. • County shall review document listing all badger-related activities.
BR-27.1	Conduct pre-construction maternity colony or hibernacula surveys for sensitive bats	<ul style="list-style-type: none"> • Retain a biologist, holding a CDFG collection permit and a Memorandum of Understanding with CDFG allowing the biologist to handle bats, to conduct pre-construction surveys and surveys during maternity season. • Conduct surveys during the maternity season within 300 feet of project activities. • Avoid active maternity roosts or hibernacula. • Survey for alternative maternity roosts if avoidance is not feasible. 	<ul style="list-style-type: none"> • No more than 15 days prior to grading near or the removal of towers, trees, and other structures and during maternity season, conduct pre-construction surveys. 	<ul style="list-style-type: none"> • County shall verify qualifications of the biologist. • County shall verify completion of pre-construction surveys and surveys for maternity roosts. • County Environmental Monitor shall routinely inspect known maternity roosts or hibernacula.
BR-27.2	Provide substitute roosting habitat	<ul style="list-style-type: none"> • Provide substitute roosting habitat for the maternity colony on, or in close proximity to, the Project site no less than three months prior to the eviction of the colony. • Construct alternative roost sites as required for the duration of construction activities and submit a written report documenting required coordination with CDFG as well as the location of roost sites to the County 	<ul style="list-style-type: none"> • At least 3 months prior to eviction, provide suitable alternative roosting habitat. • Prior to final County inspection, review submittal of written report. 	<ul style="list-style-type: none"> • County shall verify adequacy of alternative roost site(s). • County shall review written report detailing coordinating with the CDFG and location of the roost sites.

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MM #	Mitigation Measure Title ¹	Applicant Responsibilities	Timing	Agency or County Responsibilities
BR-27.3	Exclude bats prior to eviction from roosts	<ul style="list-style-type: none">• Retain a biologist, holding a CDFG collection permit and a Memorandum of Understanding with CDFG allowing the biologist to handle bats, to direct eviction of roosting areas.• Safely evict non-breeding bat hibernacula if they are found on the project site.• Demolition of maternity roost sites must commence before maternity colonies form (i.e., prior to 1 March) or after young are flying (i.e., after 31 July).	<ul style="list-style-type: none">• A minimum of 1 week prior to intended eviction date, implement methods to evict bats.	<ul style="list-style-type: none">• County shall verify qualifications of the biologist.• County shall ensure evictions are done according to mitigation measure standards.
BR-31.1	Prepare and implement a pronghorn-friendly fencing plan	<ul style="list-style-type: none">• Develop and implement a Pronghorn Friendly Fencing Plan that incorporates the criteria listed in the mitigation measure.	<ul style="list-style-type: none">• Prior to issuance of construction permits, review and approve a Pronghorn Friendly Fencing Plan.	<ul style="list-style-type: none">• County shall review and approve a Pronghorn Friendly Fencing Plan.• County Environmental Monitor shall routinely inspect fencing for compliance with the plan.
BR-34.1	Establish the "California Valley Land Acquisition Program"	<ul style="list-style-type: none">• Establish the "California Valley Land Acquisition Program" (CV LAP), for acquisition of private lands within the California Valley subdivision.• Provide County with documentation regarding the acquisition of lands and/or the contribution of funds to a County-approved land management group.	<ul style="list-style-type: none">• Establish CV LAP before the sale of power generated from the project.	<ul style="list-style-type: none">• County shall verify the establishment of the CV LAP.• County shall verify the entity (e.g., land trust) that would provide oversight of such a program.
BR-35.1	Establish Fencing Plan to create fence removal or modification incentives	<ul style="list-style-type: none">• Develop and implement a Fencing Plan that includes all of the components of the measure for the purpose of facilitating the removal or modification of fences within the Carrizo Plain region.	<ul style="list-style-type: none">• Prior to issuance of construction permits, review and approve a Fencing Plan.• Prior to operation of the facility, implement Fencing Plan.	<ul style="list-style-type: none">• County and the CDFG shall review and approve the Fencing Plan.• Prior to final inspection, County Environmental Monitor shall inspect fence removal or modification for compliance with Fencing Plan requirements.
CR-2.1	Cultural and Paleontological Resources	<ul style="list-style-type: none">• Unanticipated Discovery Plan	<ul style="list-style-type: none">• Submit to the County an Unanticipated Discovery and Monitoring Plan for review and approval, which shall be prepared by a County-qualified archaeologist.	<ul style="list-style-type: none">• Submit plan 60 days prior to ground disturbing activities.
				<ul style="list-style-type: none">• Department of Planning & Building, in consultation with the Environmental Monitor and a qualified archaeologist, shall ensure compliance.

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MM #	Mitigation Measure Title ¹	Applicant Responsibilities	Timing	Agency or County Responsibilities
CR-2.2	Sensitivity Training for Construction Personnel	<ul style="list-style-type: none"> • Provide training to construction personnel. • Submit proof of training to the Environmental Monitor on a quarterly basis. 	<ul style="list-style-type: none"> • Two weeks prior to the start of disturbance activities. • Perform training once a quarter during the construction period and with new personnel. • During construction, the County Environmental Monitor shall verify compliance. 	<ul style="list-style-type: none"> • Department of Planning & Building, in consultation with the Environmental Monitor and a qualified archaeologist, shall ensure compliance.
PA-1.1	Paleontological Monitoring and Treatment Plan	<ul style="list-style-type: none"> • Prepare a Paleontological Monitoring and Treatment Plan following the guidelines of the Society for Vertebrate Paleontology as stated in the measure. • Retain a qualified Principal Paleontologist to prepare Paleontologic Monitoring and Treatment Plan. 	<ul style="list-style-type: none"> • Prior to issuance of construction permits, review submitted Paleontological Monitoring and Treatment Plan. • 	<ul style="list-style-type: none"> • Department of Planning & Building shall verify qualifications of the Principal Paleontologist, and review and approve a Paleontological Monitoring and Treatment Plan. • Department of Planning & Building will review report on paleontological discoveries. • During construction, the County Environmental Monitor shall verify compliance with approved Plan.
PA-1.2	Paleontology Construction Monitoring	<ul style="list-style-type: none"> • According to measures in Paleontological Monitoring and Treatment Plan, monitor grading, trenching, and other earth disturbance in areas determined to have moderate to high paleontological sensitivity and which have the potential to be shallow enough as to be adversely affected by such earthwork. • Retain a qualified paleontological monitor to conduct full-time monitoring as specified in the Paleontological Monitoring and Treatment Plan. • Divert construction activities when data recovery of significant fossils is warranted. 	<ul style="list-style-type: none"> • Full-time construction monitoring based on the procedures outlined in the Paleontological Monitoring and Treatment Plan. 	<ul style="list-style-type: none"> • Department of Planning & Building will verify qualifications of the paleontological monitor. • Department of Planning & Building, (Environmental Coordinator), shall verify that monitoring occurs as defined in the Paleontological Monitoring and Treatment Plan. • During construction, the County Environmental Monitor shall verify compliance with approved Plan.
GE-1.1	Geology, Mineral Resources, and Soils	<ul style="list-style-type: none"> • Conduct landslide survey and protect against slope instability • Design and implement appropriate support structures to minimize damage if results of the landslide survey indicate presence of slopes likely to fail. 	<ul style="list-style-type: none"> • Submit documentation of compliance 30 days prior to final Project design. • During construction, Environmental monitor will verify measures have been incorporated during construction. 	<ul style="list-style-type: none"> • Department of Planning & Building shall verify inclusion of required elements on design plans.

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MM #	Mitigation Measure Title ¹	Applicant Responsibilities	Timing	Agency or County Responsibilities
Hazards and Hazardous Materials				
HZ-1.1	Develop and implement site-specific spill response plan	<ul style="list-style-type: none">• Prepare and submit a site-specific spill response plan that includes the elements detailed in MM HZ-1.1.• Implement the site-specific response plan during construction and operation.• Verify compliance with plan.	<ul style="list-style-type: none">• Prior to construction permit issuance, prepare and approve a site-specific spill response plan.• During construction and operation, implement the plan.• During construction, the County Environmental Monitor shall verify compliance with approved plan.	<ul style="list-style-type: none">• County Environmental Health Services Division shall review and approve the spill response plan.• Compliance will be verified by the Department of Planning and Building in consultation with the County Environmental Health Services Division and Environmental Monitor.
HZ-1.2	Develop and implement hazardous materials business plan	<ul style="list-style-type: none">• Prepare and submit a hazardous materials business plan.• Verify compliance with plan.• Submit the plan to the San Luis Obispo County Environmental Health Services Division for review and approval prior to issuance of construction permit.• Provide the plan to all contractors working on the project and ensure that one copy is available at the project site at all times.	<ul style="list-style-type: none">• Prior to issuance of the construction permit, in accordance with the California Health and Safety Code, prepare and approve a hazardous materials business plan.• During construction and operation, implement the plan.• During construction, the County Environmental Monitor shall verify compliance with approved plan.	<ul style="list-style-type: none">• County Environmental Health Services Division shall review and approve the hazardous materials business plan.• Compliance will be verified by the Department of Planning and Building in consultation with the County Environmental Health Services Division and Environmental Monitor.
HZ-1.3	Prepare Develop and implement a hazardous waste management plan	<ul style="list-style-type: none">• Prepare a hazardous waste management plan to ensure proper storage, transport, and disposal of hazardous waste generated at the Proposed Project site during construction and operation.	<ul style="list-style-type: none">• Prior to issuance of the construction permit prepare and approve a hazardous waste management plan.• During construction and operation, implement the plan.• During construction, the County Environmental Monitor shall verify compliance with approved plan.	<ul style="list-style-type: none">• County Environmental Health Services Division shall review and approve the hazardous waste management plan.• Compliance will be verified by the Department of Planning and Building in consultation with the County Environmental Health Services Division.

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MM #	Mitigation Measure Title ¹	Applicant Responsibilities	Timing	Agency or County Responsibilities
HZ-1.4	Develop and implement spill prevention, control, and countermeasures plans	<ul style="list-style-type: none">• Prepare a spill prevention, control, and countermeasures plans for the storage and use of transformer oil, gasoline, or diesel fuel at the site in quantities of 660 gallons or greater.• Submit plans to the U.S. Environmental Protection Agency, the California Environmental Protection Agency, and the County Environmental Health Services Division for review and approval.	<ul style="list-style-type: none">• Prior to issuance of the construction permit, and 30 days prior to energizing the Proposed Project or final inspection prepare and approve spill prevention, control, and countermeasures plans.• During construction and operation, implement the plans.	<ul style="list-style-type: none">• Department of Planning and Building, in consultation with the U.S. Environmental Protection Agency, the California Environmental Protection Agency and County Environmental Health Services Division shall review and approve the spill prevention, control, and countermeasures plans, and verify compliance.
HZ-1.5	Use licensed herbicide applicator	<ul style="list-style-type: none">• Ensure the contractor or personnel applying herbicides have all the appropriate State and local herbicide applicator licenses and comply with all State and local regulations regarding herbicide use.• Ensure herbicides are mixed and applied in conformance with the product manufacturer's directions.• Submit documentation of compliance to the Environmental Health Services Division.	<ul style="list-style-type: none">• During the construction and operational phases of the project, retain appropriate State and local herbicide applicator licenses and comply with regulations for herbicide use.	<ul style="list-style-type: none">• An on-site environmental monitor, during construction, and the Operations Plant Manager, during operation, shall verify compliance with herbicide use regulation and mitigation.• Department of Planning and Building, in consultation with the County Environmental Health Services Division and Environmental Monitor shall verify compliance.
HZ-1.6	Ensure proper disposal or recycling of photovoltaic modules and support structures	<ul style="list-style-type: none">• Prepare a recycling and disposal plan for photovoltaic modules and support structures for County review and approval.• Specify how these project components will be disposed of in a manner that will not pose a risk to human health or the environment and their costs.• Provide documentation of the First Solar recycling funding instrument and allow the County to audit the funding instrument at their discretion.	<ul style="list-style-type: none">• Prior to construction permit issuance, review and approve a recycling and disposal plan for photovoltaic modules and support structures.• Prior to construction permit issuance, verify existence of a mutually acceptable financial obligation to offset recycling plan costs.	<ul style="list-style-type: none">• Department of Planning & Building shall review and approve a recycling and disposal plan for photovoltaic modules and support structures.• Department of Planning & Building shall ensure receipt of a financial instrument for the cost of recycling, and will ensure that the solar module recycling program funding remain adequate through the life of the project.
HZ-4.1	Notify California Valley Airport	<ul style="list-style-type: none">• Send written notice to the California Valley Airport.• Submit documentation of compliance to the County.	<ul style="list-style-type: none">• Send notice prior to commencement of construction activities.• Submit documentation of compliance prior to commencement of module installation.	<ul style="list-style-type: none">• Department of Planning & Building and the Environmental Monitor shall review the documentation submitted by the applicant for compliance.

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MM #	Mitigation Measure Title ¹	Applicant Responsibilities	Timing	Agency or County Responsibilities
HZ-5.1	Develop and implement a fire protection plan	<ul style="list-style-type: none"> • Obtain a County and California Department of Forestry and Fire Protection (Cal Fire)-approved fire safety plan with elements listed in mitigation measure for use during construction and operation. 	<ul style="list-style-type: none"> • Prior to construction permit issuance, obtain a Cal Fire-approved fire safety plan for use during construction and operation. • During project operation, implement approved fire plan. 	<ul style="list-style-type: none"> • Department of Planning & Building, in consultation with Cal Fire, the County Fire Department and the Environmental Monitor shall verify compliance with the fire plan.
HZ-5.2	Ensure compliance with Industrial Operations Fire Prevention Field Guide	<ul style="list-style-type: none"> • All activities shall comply with the recommendations set forth in the CAL FIRE Industrial Operations Fire Prevention Field Guide (1999), and all subsequent publications of this field guide. 	<ul style="list-style-type: none"> • During the construction and operation periods. • During construction, the County Environmental Monitor shall verify compliance. 	<ul style="list-style-type: none"> • Compliance will be verified by Department of Planning and Building, in consultation with the Environmental Monitor.
HZ-5.3	Install electrical safety signage	<ul style="list-style-type: none"> • Install electrical safety signage on all solar arrays in the immediate vicinity of all wiring and on all electrical conduit using weather-resistant and fade-proof materials. 	<ul style="list-style-type: none"> • Prior to energization or final inspection, install electrical safety signage. 	<ul style="list-style-type: none"> • Department of Planning & Building shall verify placement of signage.
HZ-6.1	Coordinate traffic during emergency	<ul style="list-style-type: none"> • Designate an Emergency Response Liaison to coordinate the reduction of project-related traffic for the duration of any emergency at or nearby the project site. • Ensure Emergency Response Liaison has radio contact with project construction vehicles at all times to coordinate traffic reduction measures. • Inform the Carrizo Plain Fire Station/Cal Fire, the San Luis Obispo County Sheriff's Department, and the California Highway Patrol of the construction schedule and the on-site contact information for the Liaison. 	<ul style="list-style-type: none"> • Prior to construction work commencing, designate an Emergency Response Liaison and provide contact info of Liaison, and construction schedule, to the Carrizo Plain Fire Station/Cal Fire, the San Luis Obispo County Sheriff's Department, and the California Highway Patrol. 	<ul style="list-style-type: none"> • Department of Planning & Building shall verify the establishment of an Emergency Response Liaison.
HZ-6.2	Provide heli-pad helicopter landing areas on-site	<ul style="list-style-type: none"> • Provide a helicopter pad/landing areas on the project site designed in accordance with the Federal Aeronautics Administration Advisory Circular No. 150/5390-2B "Heliport Design". 	<ul style="list-style-type: none"> • Prior to commencement of construction/ground disturbing activities. 	<ul style="list-style-type: none"> • Department of Planning & Building shall verify the presence of a heli-pad on the project-site.
HZ-7.1	Sample and test contaminated soil	<ul style="list-style-type: none"> • Terminate work near potential contamination sites and cordon off work area if contamination is reasonably suspected. • Notify the County Environmental Health Division if contamination is detected above regulatory limits. 	<ul style="list-style-type: none"> • During construction and all ground-disturbing activities. 	<ul style="list-style-type: none"> • County Environmental Health Division shall verify proper protocol has been followed when thresholds are exceeded. • Department of Planning & Building in consultation with the Environmental Monitor shall verify compliance.

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MM #	Mitigation Measure Title ¹	Applicant Responsibilities	Timing	Agency or County Responsibilities
HZ-7.2	Prohibit standing water and trash piles	<ul style="list-style-type: none">• Ensure that trash is stored in closed containers and removed from the site at regular intervals, open containers are inverted, and water is not generated on-site.• Avoid draining or filling naturally occurring depressions without consulting with the appropriate resource agency (San Luis Obispo County, U.S. Army Corps of Engineers, U.S. FWS, CDFG) and obtaining the appropriate permits.	<ul style="list-style-type: none">• During construction and operation.• During construction, the County Environmental Monitor shall verify compliance.	<ul style="list-style-type: none">• County Environmental Monitor shall conduct periodic inspections during construction.• Department of Planning & Building in consultation with the Environmental Monitor shall verify compliance.
HZ-7.3	Ensure proper handling of livestock	<ul style="list-style-type: none">• Ensure that prior to livestock grazing the site, all personnel are trained to be aware of the risk of naturally occurring anthrax being transmitted to humans from a diseased animal carcass.• Only allow trained livestock handlers to handle livestock at the project site.• Report all suspected anthrax infections to the County Agricultural Commissioner.	<ul style="list-style-type: none">• Prior to livestock grazing on the project site and during grazing of the site.	<ul style="list-style-type: none">• Department of Planning & Building in consultation with the Agriculture Department shall verify compliance.• Report suspected anthrax infection to animal's veterinarian, the San Luis Obispo County Agricultural Commissioner, County Planning and the California Department of Food and Agriculture's Animal Health and Food Safety Services – Animal Health Branch
LU-1.1	Establish Construction Liaison	<ul style="list-style-type: none">• Provide a toll-free general phone number and the name and contact information for a local public liaison to all property owners within a one-mile radius of the project's boundaries.• Ensure public liaison addresses questions or concerns related to the project.• Provide summary documentation of all comments and concerns communicated to the liaison monthly for the duration of construction and for one year following the completion of construction	<ul style="list-style-type: none">• 30 days prior to the start of any construction-related activities and for up to one year following construction, local public liaison will be available to the public.• Within 24 hours, during construction, liaison will respond to all construction-related questions and concerns.• Monthly during construction and one year following the completion of construction, submit compliance documentation.	<ul style="list-style-type: none">• County Environmental Monitor will verify the provision of a public liaison.• County Environmental Monitor will review the monthly compliance reports.

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MM #	Mitigation Measure Title ¹	Applicant Responsibilities	Timing	Agency or County Responsibilities
LU-1.2	Provide Advance Notification of Construction	<ul style="list-style-type: none"> Provide 30 days notice to all potentially affected property owners. Provide the County with a report that documents the compliance with this measure. 	<ul style="list-style-type: none"> Prior to construction, give at least 30 days advance notice of the start of any construction-related activities to potentially affected property owners. At least two weeks prior to the start of construction, submit compliance documentation. 	<ul style="list-style-type: none"> Department of Planning & Building will verify distribution of notice. Department of Planning & Building shall review compliance documentation. County will verify distribution of quarterly updates.
LU-1.3	Provide Quarterly Construction Updates	<ul style="list-style-type: none"> Provide all potentially affected property owners with updates and changes to all of the information provided in the pre-construction notification. Ensure public liaison responds to all questions and complaints. 	<ul style="list-style-type: none"> During construction, provide quarterly updates on project. Within 24 hours of receiving a complaint during construction and within one week post-construction, respond to all questions and complaints. 	<ul style="list-style-type: none"> County's Environmental Monitor shall verify that construction personnel use of CPNM camping grounds is compliant with CPNM land manager restrictions.
RC-3.1	Develop and Implement Construction-Phase CPNM Camping Restrictions	<ul style="list-style-type: none"> Verify compliance with the CPNM land manager's designations of camping ground restrictions. Contact the CPNM land manager to discuss any restrictions/prohibitions of the project's construction workforce from using the CPNM's camping grounds for temporary housing. Ensure that construction personnel are restricted or prohibited from using the CPNM camping grounds as identified by the CPNM land manager 	<ul style="list-style-type: none"> At least 90 days prior to the start of construction, contact the CPNM land manager. At least 30 days prior to the start of construction, submit compliance documentation to the County. 	<ul style="list-style-type: none"> County's Environmental Monitor shall verify that construction personnel use of CPNM camping grounds is compliant with CPNM land manager restrictions.
RC-3.2	Establish CPNM Construction Liaison	<ul style="list-style-type: none"> Verify establishment of a construction liaison. Ensure the construction liaison responds to all construction-related questions and concerns communicated by the CPNM land manager. Provide advance notice of construction to CPNM land manager and BLM Bakersfield Field Office that identifies a designated construction liaison to act as the primary point of contact for the CPNM during all phases of construction. 	<ul style="list-style-type: none"> At least 30 days prior to the start of construction, notify the CPNM land manager and BLM Bakersfield Field Office of upcoming construction and the designated construction liaison. Within a 72-hour period during construction, the construction liaison shall respond to all questions or concerns communicated by the CPNM. 	<ul style="list-style-type: none"> County's Environmental Monitor shall verify compliance.

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MM #	Mitigation Measure Title ¹	Applicant Responsibilities	Timing	Agency or County Responsibilities
Noise	<p>NS-1.1 Limit noisy on-site construction activities</p> <ul style="list-style-type: none"> • Restrict use of heavy equipment and noisy construction work to the project site shall be restricted to the following hours: October 1 through May 31 - Monday through Friday 7:00 a.m. to 6:00 p.m. June 1 through September 30 – Monday through Friday 5:00 a.m. to 9:00 p.m. All construction activities between 5 am and 7 am shall not result in noise exceeding 45 dBA at the perimeter property boundaries. Saturday and Sunday 8:00 a.m. to 5:00 p.m. • Ensure the County's Environmental Monitor monitors continuous noise levels when construction occurs within 4,500 feet from a sensitive receptor outside the Project's property line. • No noisy construction activities within 4,500 feet of the school during school operation • If maximum, impulsive, or hourly noise level thresholds are exceeded, stop all noise-related work until adequate noise attenuation measures are installed to meet these thresholds. 	<ul style="list-style-type: none"> • During ground disturbing activities, restrict use of heavy equipment and noisy construction work. • During construction, the County Environmental Monitor shall verify compliance. 	<ul style="list-style-type: none"> • County Environmental Monitor shall verify effectiveness of measures installed. • Department of Planning & Building shall verify compliance with the measure. 	
NS-1.2 Provide advance notice of construction	<ul style="list-style-type: none"> • Provide advance notice of construction and decommissioning to all land owners located within 4,500 feet of the Project boundary and to the principal of the Carrisa Plains Elementary School. • Address any complaints received related to noise and prepare a report indicating how noise complaints are handled. 	<ul style="list-style-type: none"> • Within 2 to 4 weeks prior to construction, or decommissioning, or ground disturbing activities, provide notice of activities. • Within 48 hours, provide the County with a report that documents the complaints and the strategy for resolution of any noise complaints. • Prior to construction, the County Environmental Monitor shall verify compliance. 	<ul style="list-style-type: none"> • County Environmental Monitor shall verify implementation of noise-reduction strategy through an environmental monitor. • County shall review report documenting complaints. • County's Environmental Monitor shall verify implementation of agreed upon noise-reduction strategy. 	

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MM #	Mitigation Measure Title ¹	Applicant Responsibilities	Timing	Agency or County Responsibilities
NS-1.3	Shield construction staging areas	<ul style="list-style-type: none"> Install adequate temporary noise barriers around the construction staging areas within 4,500 feet of <u>sensitive receptors outside</u> the project's property line to reduce noise levels associated with deliveries and construction equipment staging. Should hourly noise level standards be exceeded as a result of work occurring at a staging area, stop all noise-related work at that staging area until adequate noise attenuation measures are installed to meet these standards. 	<ul style="list-style-type: none"> Prior to the use of noisy equipment during construction, install noise barriers. Throughout duration of the noise-making activity, ensure any measures installed remain in good working order. During construction, the County Environmental Monitor shall verify compliance. 	<ul style="list-style-type: none"> County Environmental Monitor shall verify effectiveness of measures installed and monitor noise levels during construction at the project's property line closest to the construction staging area. Department of Planning & Building, in consultation with the Environmental Monitor, shall verify compliance with the measures.
NS-1.4	Implement noise-reducing features and practices for construction noise	<ul style="list-style-type: none"> Employ and clearly state in the contractors' specifications the noise-suppression techniques listed in the mitigation measure. 	<ul style="list-style-type: none"> Prior to and during construction, operation, and decommissioning, and ground disturbing activities, work engineering, employ noise-suppression techniques to minimize the impact of temporary noise. During construction, the County Environmental Monitor shall verify compliance. 	<ul style="list-style-type: none"> County Environmental Monitor shall work with on-site resident engineer to ensure construction worker adherence to these measures. Department of Planning & Building, in consultation with the Environmental Monitor, shall verify compliance with the measures.
NS-4.1	Use smaller vehicles and/or electric vehicles for security patrols	<ul style="list-style-type: none"> Electric and/or smaller vehicles shall be utilized for security patrols during project operations to minimize generation of noise. Submit, upon request, the purchase and maintenance records for each electric and/or smaller vehicle. 	<ul style="list-style-type: none"> Use electric vehicles for security patrols during project construction and operations. 	<ul style="list-style-type: none"> Department of Planning & Building, in consultation with the Environmental Monitor, shall verify compliance with this measure.
NS-4.2	Limit noisy nighttime maintenance activities	<ul style="list-style-type: none"> Limit noisy maintenance activities to the appropriate time and day. Should hourly noise level standards be exceeded, stop work in the area until adequate noise attenuation measures are implemented to meet thresholds. 	<ul style="list-style-type: none"> During project operations, within 1,000 feet of an occupied residence, noisy maintenance shall be restricted to Monday through Friday 7:00 a.m. to 9:00 p.m. and 8:00 a.m. to 5:00 p.m. Saturday and Sundays. 	<ul style="list-style-type: none"> County shall verify effectiveness of measures installed. Department of Planning & Building, in consultation with the Environmental Monitor, shall verify compliance with this measure.

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MM #	Mitigation Measure Title¹	Applicant Responsibilities	Timing	Agency or County Responsibilities
Population and Housing				
PH-2.1	Develop and implement Worker Housing Program	<ul style="list-style-type: none"> Develop and implement a Worker Housing Program that includes all components of this measure. 	<ul style="list-style-type: none"> Prior to issuance of construction permits, develop and implement a Worker Housing Program. During construction, the County Environmental Monitor shall verify compliance with approved Program. 	<ul style="list-style-type: none"> County shall coordinate with the Applicant to develop a Worker Housing Program. County Environmental Monitor shall periodically review worker/Applicant compliance with this program. County Environmental Monitor shall review citations of an illegal camping.
Public Services, Utilities, and Service Systems				
PS-1.1	Provide and maintain emergency access on-site	<ul style="list-style-type: none"> Verify measures identified in the mitigation measure are implemented to provide and maintain emergency access on-site. Include measures to provide and maintain emergency access on-site on all applicable construction plans. 	<ul style="list-style-type: none"> Prior to issuance of construction permits, include measures to provide and maintain emergency access on-site on all applicable construction plans. CAL FIRE, in consultation with the Environmental Monitor shall verify implementation of the measure prior to final inspection. During construction, compliance will be verified by the County Environmental Monitor. 	<ul style="list-style-type: none"> CAL FIRE shall verify inclusion of required fire safety plan elements, as well as verify compliance once installed
PS-1.2	Sheriff Department access review	<ul style="list-style-type: none"> Review and provide input on landscape plans and architectural elevations in relation to the following issues: access for patrol vehicles and deputies on-foot, and proper illumination of entryways and parking areas-and the elimination of "dark areas" where crime could occur. Present County's Sheriff Department with landscape plans and architectural elevations 	<ul style="list-style-type: none"> Prior to issuance of construction permits, review and provide input on landscape plans and architectural elevations. During construction, compliance will be verified by the County Environmental Monitor. 	<ul style="list-style-type: none"> The County Sheriff's Department shall review and provide input on landscape plans and architectural elevations.

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MM #	Mitigation Measure Title ¹	Applicant Responsibilities	Timing	Agency or County Responsibilities
PS-1.3 COA#13	Assure Adequate Funding for County Staffing Impacts Note: This measure was replaced with COA #13.	<ul style="list-style-type: none"> Coordinate with the County to develop a process for the County to maximize the capture of sales tax for the County and develop a tracking process of material purchases. Applicant shall enter into agreement with the County that addresses school fees, public facilities fees, housing impact fees and public service impacts. Should the actual revenue received be less than the amount needed to provide for the County services as specified in the Fiscal Impact Study, pay the difference prior to final inspection or occupancy, whichever occurs first. 	<ul style="list-style-type: none"> Prior to the construction phase, develop a process for the County to maximize the capture of sales tax for the County and develop a tracking process of material purchases. During construction, monitor and identify sales tax revenue received from the State that is related to the proposed project during construction and generate a periodic tracking report to be submitted to the Planning Department and the Applicant. County will address as part of Conditional Use Permit compliance. 	<ul style="list-style-type: none"> County shall coordinate with the Applicant to develop a process for the County to maximize the capture of sales tax revenue. County shall monitor and identify sales tax revenue received from the State that is related to the proposed project during construction and generate a periodic tracking report to be submitted to the Planning Department and the Applicant. County will address as part of Conditional Use Permit compliance.
PS-2.1	Require recycling at least 50 percent of construction waste	<ul style="list-style-type: none"> Ensure list of available recyclers is placed on all applicable construction plans. Provide the San Luis Obispo County "Recycling Required at Construction Sites" pamphlet to all contractors prior to commencement of construction work. Recycle at least 50 percent of waste generated by the project's construction activity. 	<ul style="list-style-type: none"> Prior to issuance of construction permit, the list of available recyclers shall be placed on all applicable construction plans. Prior to the commencement of construction, provide contractors with the County's "Recycling Required at Construction Sites" pamphlet. During construction, recycle at least 50 percent of waste. During construction, compliance will be verified by the County Environmental Monitor. 	<ul style="list-style-type: none"> County Environmental Monitor shall verify compliance with recycling requirements. Department of Public Works shall verify construction and demolition recycling compliance.
PS-2.2	Provide documentation of construction and demolition waste recycling	<ul style="list-style-type: none"> Provide documentation to the San Luis Obispo County Department of Planning & Building and Public Works that at least 50 percent (by weight) of the construction or demolition (applies if demolition is 1,000 square feet or larger) waste has been recycled. 	<ul style="list-style-type: none"> Prior to final inspection or occupation, provide the Department of Planning & Building and the Department of Public Works with documentation of waste recycling practices. During construction, compliance will be verified by the County Environmental Monitor. 	<ul style="list-style-type: none"> Department of Public Works shall verify construction and demolition recycling compliance.

Table Ap. 18-1. Mitigation Monitoring and Reporting Plan

Mitigation Measure Title ¹	Applicant Responsibilities	Timing	Agency or County Responsibilities
Transportation and Circulation			
TR-1.1 Prepare and implement traffic control and management plan	<ul style="list-style-type: none"> Prepare and implement a Traffic Control and Management Plan (TCMP) including the components listed in the mitigation measure, including a Truck and Bus Safety Plan. Submit a TCMP to Caltrans (District 5 and District 6) and the San Luis Obispo County Department of Public Works for approval. 	<ul style="list-style-type: none"> Prior to issuance of construction permits, apply for an Encroachment Permit for implementation of a TCMP. At least 30 days prior to the start of construction, submit TCMP for approval and issuance of an encroachment permit. During construction, compliance will be verified by the County Environmental Monitor. 	<ul style="list-style-type: none"> Department of Planning & Building, in consultation with the San Luis Obispo County Department of Public Works and Caltrans Districts 5 and 6 shall review and approve TCMP. County Environmental Monitor shall verify the implementation of measures listed in the TCP.
TR-1.2 Repair roadway damage	<ul style="list-style-type: none"> Restore all public roads, easements, rights-of-way (ROWS) and infrastructure within the public road ROWs that have been damaged due to project-related activities. Prepare and implement a Road Restoration Plan in consultation with the County and Caltrans with the components listed within this element. 	<ul style="list-style-type: none"> Prior to final inspection or occupancy, implement a Road Restoration Plan and repair all damaged public roads, easements, and rights-of-way. Establish baseline conditions and complete correction road work at least 30 days prior to the start of mobilization for construction. Prior to final inspection or occupancy, identify sections of public right-of-way to be repaired and establish a schedule to complete the repairs or compensate the County in accordance with the Roadway Repair Agreement. Following completion of any public right-of-way repairs, have agencies sign letter indicating approval of repairs. 	<ul style="list-style-type: none"> San Luis Obispo County and Caltrans shall consult with the Applicant to determine standards of repair prior to and post construction. San Luis Obispo County and Caltrans shall sign letter indicating approval of repairs. Compliance will be verified by Department of Planning and Building, in consultation with the San Luis Obispo County Department of Public Works and/or Caltrans.

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MM #	Mitigation Measure Title ¹	Applicant Responsibilities	Timing	Agency or County Responsibilities
TR-2.1	Coordinate Construction Traffic with School Bus Routes (Annually)	<ul style="list-style-type: none"> Submit a school bus traffic plan to the San Luis Obispo County Department of Planning that provides a process for all project related construction traffic to follow which maximizes the safety, and minimizes delays of Atascadero USD school buses on Routes 4, 5, and 7. Coordinate with Atascadero USD staff to obtain the school bus route schedule for the upcoming school year, and then (1) revise work schedules to avoid bus conflicts, as well as (2) instruct all construction-related employees of the revised hours or routes, and times to avoid these sections of roadways. Submit documentation of coordination and resulting schedule revisions to the Department of Planning & Building 	<ul style="list-style-type: none"> Submit school bus traffic plan prior to issuance of construction permits. Annually, and no later than July 1 of any given year during project construction, obtain the school bus route schedule for the upcoming school year from the Atascadero USD. During construction, compliance will be verified by the County Environmental Monitor. 	<ul style="list-style-type: none"> Department of Planning & Building, in consultation with Atascadero USD, shall review and approve a school bus traffic plan. County Environmental Monitor will periodically check for compliance.
WR-1.1	Groundwater Monitoring and Reporting Plan	<ul style="list-style-type: none"> Prepare and submit a Groundwater Monitoring and Reporting Plan. Prepare and submit quarterly and annual summary reports. Evaluate the effectiveness of the Groundwater Monitoring and Reporting Plan and revise, extend, or eliminate plan accordingly. If drawdown of 5 feet or more occurs at off-site wells, immediately contact well owner to determine whether project-related water level declines are significantly impacting well operation (reduce groundwater pumping until water levels stabilize or recover, sustaining drawdown of less than 5 feet or provide compensation to the well owner, including reimbursement of increased energy costs, or deepening the well or pump setting). 	<ul style="list-style-type: none"> Prior to issuance of construction permits, approve submitted Groundwater Monitoring and Reporting Plan. Monitoring of the wells shall be performed during pre-construction, construction and project operation. During the construction period, submit quarterly summary reports during construction only, and annual summary reports during construction and operation for the first five years of the project (construction and operation). After five years, evaluate the Groundwater Monitoring and Reporting Plan. 	<ul style="list-style-type: none"> Department of Planning & Building will review and approve the Groundwater Monitoring and Reporting Plan. County will review quarterly and annual summary reports. County will coordinate with the Applicant to review the effectiveness of the Groundwater Monitoring and Reporting Plan.

Table Ap. 18-1. Mitigation Monitoring and Reporting Plan

MM#	Mitigation Measure Title ¹	Applicant Responsibilities	Timing	Agency or County Responsibilities
WR-1.4	Install previous and/or high-roughness ground-cover where applicable	<ul style="list-style-type: none"> • Prepare and submit a drainage design and hydrologic and hydraulic analysis. • Install detention/retention basins to reduce local increases in runoff and drainage discharge points. 	<u>Prior to issuance of construction permits, submit a drainage design and hydrologic and hydraulic analysis to the County for review and approval.</u> <ul style="list-style-type: none"> • During construction, compliance will be verified by the County Environmental Monitor. 	<ul style="list-style-type: none"> • Sixty-days prior to issuance of construction permits, submit a drainage design and hydrologic and hydraulic analysis to the County for review and approval. • During construction, compliance will be verified by the County Environmental Monitor. <ul style="list-style-type: none"> • Department of Planning & Building, in consultation with the County Public Works Department, shall review and approve a drainage design and hydrologic and hydraulic analysis and assess compliance.
WR-1.3	Construction site dewatering management	<ul style="list-style-type: none"> • Perform dewatering activities in compliance with applicable State and local regulatory requirements. • Submit written description of all executed dewatering activities. • Notify the Central Coast Regional Water Quality Control Board (RWQCB) and County at the onset of dewatering. 	<u>If groundwater is unexpectedly encountered during project construction, perform dewatering activities in compliance with applicable State and local regulatory requirements.</u> <ul style="list-style-type: none"> • Upon the completion of dewatering activities, submit written description of all executed dewatering activities. • During construction, compliance will be verified by the County Environmental Monitor. 	<ul style="list-style-type: none"> • Environmental Monitor shall periodically check deeper grading activities for groundwater exposure. • RWQCB or Department of Planning & Building shall verify compliance with dewatering efforts.
WR-1.4	Design on-site drainage improvements to maximize groundwater recharge	<ul style="list-style-type: none"> • Design on-site drainage improvements to maximize groundwater basin recharge and include on all applicable construction plans. 	<u>Prior to approval of construction plans, design on-site drainage improvements.</u> <ul style="list-style-type: none"> • During construction, compliance will be verified by the County Environmental Monitor. 	<ul style="list-style-type: none"> • Department of Planning & Building, in consultation with the County Public Works Department, shall verify the inclusion of on-site drainage improvements on applicable construction plans. • Department of Public Works will verify post-construction compliance.
WR-1.5	Develop master Drought Water Management and Water Conservation Education Program	<ul style="list-style-type: none"> • Prepare a master Drought Water Management Program. • Implement measures during periods of "severe" drought. • Develop and submit to the County a master Water Conservation Education Program for all future operators/employees for use during drought periods. • Submit letter identifying what measures were implemented to conserve water and to provide water conservation education, as well as the effectiveness of such measures. 	<ul style="list-style-type: none"> • Prior to construction permit issuance, review and approve a master Drought Water Management Program. • During construction and operation, implement measures during periods of "severe" drought. • In congruence with the Drought Water Management Program and 	<ul style="list-style-type: none"> • County shall review and approve the master Drought Water Management Program. • County shall review and approve the master Water Conservation Education Program. • County shall verify implementation of measures during "severe" drought years by reviewing letter submitted by the Applicant.

Table Ap. 18-1. Mitigation Monitoring and Reporting Plan

MM#	Mitigation Measure Title ¹	Applicant Responsibilities	Timing	Agency or County Responsibilities
WR-4.1	Minimize disturbance within stream channels	<ul style="list-style-type: none">• Obtain necessary permits for streambed crossings and road construction parallel to streambeds from the U.S. Army Corp of Engineers, CDFG, and the State Water Resources Control Board (SWRCB)/Central Coast RWQCB.• Evaluate and adjust placement of infrastructure (including roads) to avoid sensitive hydrologic resources.• Clearly mark construction traffic routes with temporary markers such as easily visible flagging.	<ul style="list-style-type: none">• Prior to issuance of construction permits, adjust placement of infrastructure to avoid impacts to sensitive hydrologic resources.• During construction, compliance will be verified by the County Environmental Monitor.	<ul style="list-style-type: none">• Department of Planning & Building, in consultation with the Environmental Coordinator/Monitor, shall verify infrastructure avoidance of hydrologic resources and placement of temporary markers.
WR-5.1	Accidental spill control and environmental training	<ul style="list-style-type: none">• Prepare and implement the Construction Stormwater Pollution Prevention Plan (SWPPP).• Establish an environmental training program for field personnel to communicate appropriate work practices, including SWPPP measures.• Implement a monitoring program to ensure plans are followed.	<ul style="list-style-type: none">• Prior to any ground disturbing activities, review submitted SWPPP and verify inclusion of procedures to handle hazardous materials.• Prior to and during construction, establish the environmental training program.• During all construction, operation, and maintenance activities, compliance will be verified by the County Environmental Monitor, per contract with plans.	<ul style="list-style-type: none">• RWQCB or the Department of Planning & Building shall review and approve SWPPP and the environmental training program.• County Environmental Monitor shall ensure all plans are followed.

Table Ap. 18-1. Mitigation Monitoring and Reporting Plan

MM #	Mitigation Measure Title ¹	Applicant Responsibilities	Timing	Agency or County Responsibilities
WR-5.2	No storage of fuels and hazardous materials near sensitive water resources	<ul style="list-style-type: none">• Prohibit fuel storage with 200 feet of groundwater supply wells or 4,000 feet of community or municipal wells.	<ul style="list-style-type: none">• Prior to construction permit issuance, identify the location of all fuels and hazardous materials storage areas on construction plans submitted to the County for approval.• During construction, compliance will be verified by the County Environmental Monitor.	<ul style="list-style-type: none">• County Environmental Monitor, in consultation with the Environmental Health Division, shall verify that fuel is stored at the appropriate distance from wells.
WR-5.3	Maintain vehicles and equipment	<ul style="list-style-type: none">• Maintain all vehicles and equipment to ensure they are free of any and all leaks.• Provide a maintenance log to the County for the duration of project construction.	<ul style="list-style-type: none">• Maintain all vehicles and equipment prior to construction/ground disturbing activities and operation.• Update a maintenance log during construction/disturbing activities and operation.	<ul style="list-style-type: none">• County will monitor vehicles and equipment to ensure no leakage occurs.• Compliance will be verified by the County's Environmental Monitor.